



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner
DATE: September 22, 2009

SUBJECT: **TENTATIVE TRACT MAP NO. 17296 (HUNTINGTON SHORECLIFFS MOBILEHOME PARK SUBDIVISION)**

APPLICANT: Boyd Hill, Hart, King & Coldren, 200 Sandpointe, Fourth Floor, Santa Ana, CA 92707

PROPERTY

OWNER: Shorecliffs, LP, 200 Sandpointe, Fourth Floor, Santa Ana, CA 92707

LOCATION: 20701 Beach Blvd., 92648 (west side of Beach Blvd., south of Indianapolis Ave. – Huntington Shorecliffs Mobilehome Park)

STATEMENT OF ISSUE:

- ◆ Tentative Tract Map No. 17296 request:
 - Subdivide an existing 304 space mobilehome park into 309 numbered lots and 31 lettered lots.
 - Convert an existing 304 space for-rent mobile home park into 309 lots for ownership purposes.
 - Create five additional lots for mobile home coaches, increasing the total number of units from 304 to 309.
 - The request includes an appeal of the applicable code requirements recommended by staff
- ◆ Staff's Recommendation:

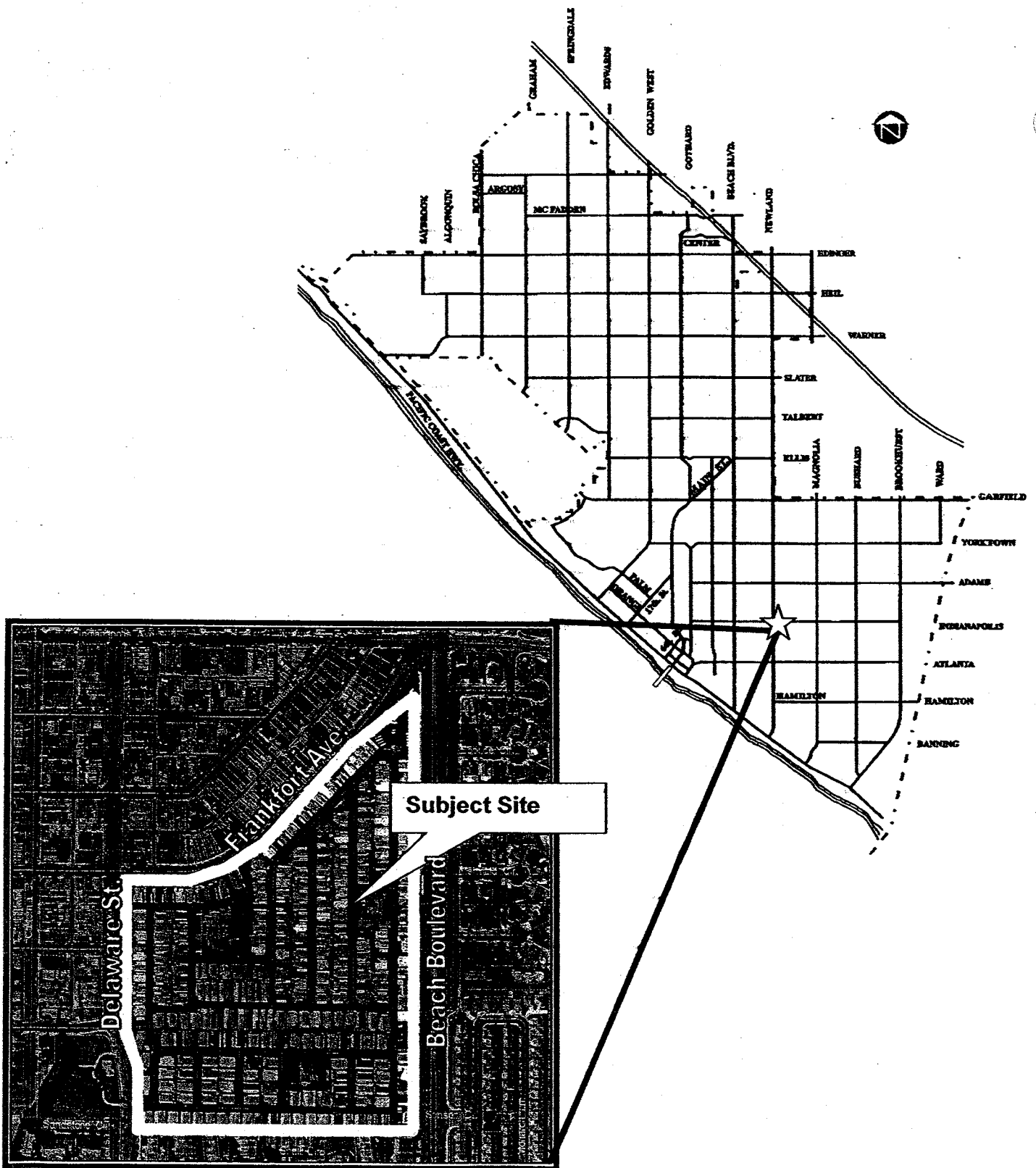
Deny Tentative Tract Map No. 17296 based upon the following:

 - The subdivision will result in an increase in the number of mobile home sites from 304 to 309.
 - Additional lots created reduces the amount of existing common open space and do not comply with the additional minimum common open space requirement of 1,000 sq. ft.
 - Impacts to residents associated with the maintenance and repair of infrastructure, estimated sales price of the lots, and other costs are not discussed or analyzed in the impact report.
 - Evidence that the tenant survey was prepared in agreement with the homeowners association was not provided.

RECOMMENDATION:

Motion to:

A. "Deny Tentative Tract Map No. 17296 with findings for denial (Attachment No. 1)."



VICINITY MAP
TENTATIVE TRACT MAP NO. 17269
(HUNTINGTON SHORECLIFFS MOBILEHOME PARK SUBDIVISION – 20701
BEACH BLVD., 92648)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Continue Tentative Tract Map No. 17296 and direct staff accordingly."

PROJECT PROPOSAL:

Tentative Tract Map No. 17296 represents a request for the following:

- A. To subdivide approximately 39.2 gross acres into 309 numbered lots and 31 lettered lots for purposes of subdividing an existing 304 space for-rent mobile home park into 309 lots for ownership purposes; and create five additional lots for mobile home coaches, increasing the total number of units from 304 to 309.
- B. The applicant has also filed an appeal of the applicable code requirements pursuant to Section 248.24(A) of the Huntington Beach Zoning and Subdivision Ordinance.

The proposed tentative tract map is a request to subdivide an existing 37.06 net acre, for-rent, mobilehome park with a total of 304 units into 309 lots for ownership purposes. The tentative tract map also depicts the creation of five additional lots for mobilehome coaches bringing the total number of units to 309. The applicant proposes to subdivide the "for rent" park to enable the existing park residents to purchase their own lots (see Attachment No. 2). The project also includes an appeal filed by the applicant on August 27, 2009 of the applicable code requirements. The applicant contends that a majority of the code requirements identified as being applicable to the project are "unlawful" pursuant to State law (see Attachment No. 10).

The mobilehome park was established in 1969 and expanded over the next several years to its current size. The park is developed with a total of 304 units having a density of 8.2 units per net acre. The park is provided with a total of 118 guest parking spaces and a minimum of two parking spaces per unit (608 spaces). Internal circulation within the park consists of 33 ft. wide private streets with parking on one side (24 ft. wide clear). Common open areas are provided in three community facilities consisting of meeting and activity rooms and pools. The common open areas total approximately 38,043 sq. ft. The subdivision proposes to create lots ranging in approximate size from 2,432 sq. ft. to 5,772 sq. ft.

Permitting and enforcement authority over the mobilehome park lies with the State Department of Housing and Community Development (HCD). HCD enforces the California Code of Regulation, Title 25, which establishes development and operational standards for the mobilehome park. The fire authority, however, lies with the City of Huntington Beach Fire Department.

Subdivision of the park for proposes of converting it from for-rent to ownership is regulated by various provisions of the Subdivision Map Act (SMA) and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), Title 25, Subdivisions. Government Code Section 66427.5 of the SMA requires the subdivider to provide a report on the impact of the conversion upon residents of the mobilehome park to

be converted. The applicant submitted a report that concludes no displacement of residents will occur in that those residents who decide not to purchase a unit may remain renting within the mobilehome park (Attachment No. 6). The SMA also requires the subdivider to obtain a survey of support of residents of the mobilehome park. The applicant submitted a survey that indicates out of a total of 296 surveys, 188 were returned (Attachment No. 7). Of the 188 returned surveys, 97 respondents declined to state their opinion, 45 respondents indicated that they do not support the conversion of the park, 46 respondents indicated that they support the conversion.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RMH-25 (Residential Medium High Density – Max. 25 units per acre)	RMP (Residential Mobilehome Park)	Mobilehome park
North of Subject Property (across Frankfort Ave.):	RMH-25	RMH-A (Residential Medium High Density – Subdistrict A Overlay)	Single family residential
East of Subject Property (across Beach Blvd.):	RL-7 (Residential Low Density – Max. 7 units per acre) RM-15 (Residential Medium Density – Max. 15 units per acre)	RL (Residential Low Density) RM (Residential Medium Density)	Single family and multi-family residential
South of Subject Property:	RM-15	RM	Multi-family residential
West of Subject Property (across Delaware St.):	RMH-25-d (Residential Medium High Density – Design Overlay) OS-P (Open Space – Park)	RMH OS-PR (Open Space – Parks and Recreation Subdistrict)	Single family and multi-family residential and public park

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is RMH-25 (Residential Medium-High Density – Max. 25 units per acre). The proposed project is inconsistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

LU 9.3.2(a): Integrate public squares, mini-parks, or other landscaped elements.

LU 9.3.2(d): Establish a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.

LU 9.3.2(e): Site common facilities around a public park or plaza to encourage a high level of community activity.

While the existing mobile home park is currently provided with nonconforming common areas totaling 38,043 sq. ft., the proposed five lot expansion does not provide the required 1,000 sq. ft. of additional common area intended to serve as a gathering or activity center for the existing and/or additional lots. Furthermore the subdivision would reduce the existing common open space by 11,193 sq. ft. in that four of the five additional lots are proposed to be located in an area used for offices, meeting rooms, and a pool.

Zoning Compliance:

This project is located in the Residential Mobilehome Park (RMP) zone and does not comply with the requirements of that zone. The five additional lots created in conjunction with the subdivision cannot be provided with the minimum required common open space of 200 sq. ft. per mobilehome (total 1,000 sq. ft.). The five additional lots are proposed within an area currently used for the mobilehome park office and remnant landscaped area located at the southeast corner of the mobilehome park. Further, the existing 304 units are provided with less than the minimum required 60,800 sq. ft. common open space. The site is provided with two recreation areas totaling 38,043 sq. ft. The proposed additional lots will occupy an existing office and pool which constitutes approximately 11,193 sq. ft. of the existing common open space and further reduces the common open space for the mobile home park.

The following is a zoning conformance matrix which compares the existing mobilehome park with the development standards of Section 210.14 of the HBZSO:

ISSUE	CODE PROVISION	PROVIDED
Individual Space Setbacks		
Front	Min. 5 ft.	2 ft. to 5 ft.
Side	10 feet aggregate, minimum 3 ft. on any side	0 ft. to 3 ft.
Rear	Min. 5 ft.	2 ft. to 5 ft.
Storage	Min. 150 cubic feet of enclosed storage space	Not Verified.
Fencing and landscaping	6 ft. high screen wall and 10 ft. wide landscaped planter.	Screen wall provided. Landscaping along Beach Blvd. not provided.
Boat and Trailer Storage	Screened from view by a 6 ft. high fence or wall.	Complied with.
Maximum site coverage	Max. 75% for each individual manufactures home.	Not Verified.
Common Open Space	60,800 sq. ft (min. 200 sq. ft. per unit)	38,043 sq. ft.
Off-Street Parking - Number	2 space per unit 1 guest space/ for every 3 units = 103	2 per unit provided 118 guest parking spaces provided

Environmental Status:

The proposed project is considered categorically exempt pursuant to Class 1, Existing Facilities, Section 15301(k) of the California Environmental Quality Act, which provides that division of existing multiple-family or single-family residences into common-interest ownership are exempt where no physical changes occur which are not otherwise exempt.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee:

The Subdivision Committee reviewed the proposed subdivision and tentative map on September 2, 2009 and voted unanimously (6-0 vote) to recommend denial of the request to the Planning Commission with findings based on non-compliance with open space requirements for the additional five lots. The Subdivision Committee reviewed the tentative tract map for compliance with the Subdivision Map Act and applicable provisions of the HBZSO. Draft minutes of the meeting are provided in Attachment No. 4. Discussion ensued regarding the creation of five additional lots for mobilehome coaches and an access easement to an adjacent, city-owned landlocked parcel to the north of the site.

The committee also reviewed suggested conditions of approval and code requirements applicable to the project if the project was to be approved. Updates were made to the code requirements by the Fire Department and Public Works Department at the September 2, 2009 meeting. The Fire Department comments were updated to be consistent with the State Department of Housing and Community Development's fire safety measures. The Public Works Department comments were updated to separate conditions of approval from the list of code requirements. The applicant subsequently appealed the code requirements recommended by staff. An updated code requirements letter is provided in Attachment No. 5.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, Community Services and Building and Safety have reviewed the proposed subdivision and provided a list of applicable code requirements should the tentative tract map be approved. The Code Requirements letter was transmitted on August 25, 2009 and updated on September 9, 2009. The updated list of code requirements is provided in Attachment No. 5. The applicant contends that a majority of the code requirements are "unlawful" pursuant to State law. The applicant has appealed the code requirements with the exception of Planning Department Code Requirement Nos. 1(b), 2(a), 3, 4, and 7 and Public Works Department pre-final map recordation Code Requirement Nos. 1-6. The Fire Department code requirements were updated subsequent to the applicant's appeal of the code requirements to be consistent with the State Department of Housing and Community Development's fire safety measures. The applicant is currently reviewing the changes and has not provided comments on the revised Fire Departments code requirements. Staff does not concur with the applicant's assertions in that

government Code Section 66427.5 does not preclude other relevant provisions of the Government Code to apply. However, the requirements are only applicable to the subdivision should the project be approved.

Further, the Department of Economic Development has expressed concerns with the lack of an access easement to the abutting City-owned parcel to the north (Attachment No. 12). The parcel is bounded by Frankfort Avenue to the north and Beach Boulevard to the east and is currently being leased by the applicant for recreational vehicle (RV) storage. The parcel is landlocked due to severe slopes on both street frontages. While the parcel is currently being used by the mobilehome park and is accessed via a common parking area, no reciprocal access easements are currently in place or provided as part of the proposed subdivision.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on September 10, 2009, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), tenants at mobilehome park, applicant, and interested parties. As of September 15, 2009, 87 comments opposing the request have been received (Attachment No. 8).

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

August 28, 2009

MANDATORY PROCESSING DATE(S):

October 17, 2009

Tentative Tract Map No. 17296 was filed on September 18, 2008 and deemed complete August 28, 2009.

ANALYSIS:

Major issues with the processing of the application include creation of five additional lots, infrastructure within the park, the report of impacts of conversion on the residents, survey of resident support, and the applicant's appeal of the code requirements.

Park Expansion

The creation of five additional lots for purposes increasing the number of mobilehome coaches from 304 to 309 is subject to the Section 210.14 of the HBZSO. Pursuant to Section 210.14 each additional lot created for a mobilehome requires 200 sq. ft. of common open space. Currently the park does not conform to this provision in that a total of 38,043 sq. ft. of common open space is provided. Furthermore, the proposed lots will remove 11,193 sq. ft. of common open space. The five additional lots increase the parks non-conformity and do not comply with the HBZSO.

Infrastructure

In reviewing the proposed subdivision and tentative map staff has raised concerns with existing infrastructure within the mobilehome park. The park was originally established in 1969 and developed with a surface drain meandering within the park. Furthermore, inadequate drainage is provided for some mobile home sites in the park. The mobile home sites drain directly to the surface drain within the private drives. The elevation of the road has been raised over the years due to resurfacing thus providing inadequate drainage for some mobile home sites.

Many letters and comments have been received from residents of the park citing concerns with the infrastructure within the park such as inadequate drainage from individual spaces; surface drains carrying trash, debris, and animal feces; and faulty utility connections. The State Department of Housing and Community Development (HCD) has jurisdiction for most aspects of the operation maintenance health and safety of mobile homes and mobile home parks. HCD conducts inspections periodically of the general area, buildings, equipment and utility systems of the mobile home park and each individual lot. Residents have contended that ongoing maintenance issues existing within the park have not being adequately addressed. The applicant has not provided an assessment of the existing infrastructure and indicates that lapses in repair and maintenance of the park are matters which the City cannot address with the proposed subdivision and tentative map. The applicant contends that when the park subdivides, the tenants will maintain and repair the park at "whatever level they wish." The applicant has provided a response to the some of the concerns raised by the tenants in a letter dated August 25, 2009 and but states that those concerns are outside the City's scope of review (Attachment No. 9.12 to 9.13).

Report on Impacts of Conversion on the Tenants

The conversion of mobile home parks to resident ownership is authorized by Government Code Section 66427.5 of the SMA (attachment No 13). The SMA provides that the subdivider prepare a report on the impact of the conversion upon tenants of the mobile home park and provide a survey of resident support for the subdivision.

The applicant prepared and submitted a report entitled "Report on Impact of Conversion Upon Residents" (Attachment No. 6) with the application for subdivision and distributed the report to the residents of the mobilehome park on September 2, 2009, a minimum 15 days prior to the Planning Commission public hearing as required by State Law. The report references Government Code Section 66427.5 and states that each existing tenant will have the option of either buying or continue renting the proposed space where their mobile home is located with statutory restrictions on rent increases. However the report does not identify the method upon which the non-purchasing residents will have some expectations of the rents as prescribed by Government Code Section 66427.5. The report states that residents on long-term leases will continue to have their rights under the lease after the mobilehome park is subdivided for ownership. The report concludes that no impacts to the residents will occur because residents will not be displaced as a result of the subdivision.

The report does not estimate the potential sales price of lots after subdivision and sales price information was not available to residents when the resident survey of support was conducted. The applicant states in the impact report that the sales price can only be determined after the subdivision is approved by both the

City and the Department of Real Estate and the applicant offers the lots for sale. The report further states that determinations about impacts to the residents resulting from the eventual sale price of the lots under the purchase option cannot be made because the sale price of lots will not be established until some time after the tentative map is approval. The report states that the time the residents may become aware of a tentative offer price of their respective lot will be just prior to filing a notice of intention to sell with the Department of Real Estate.

Staff considers the submitted impact report as insufficient in that it is not a report on the impacts of the conversion upon residents of the mobilehome park. The report fails to discuss the impacts of conversion on the residents including economic impacts associated with the maintenance and repairs of infrastructure; estimated sales price of the lots; and other costs such as property taxes and homeowners association dues. The report does not provide a general idea of potential operating expenses after subdivision such as the cost of maintenance and repair to existing infrastructure. The applicant indicated that a pro forma budget or a similar estimate will be submitted to the State Department of Real Estate should the subdivision be approved. This will include projected annual operating expenses for the project and corresponding proposed level of maintenance fees or assessments to be paid by individual unit owners

Survey of Resident Support

Government Code Section 66427.5 requires that a survey of resident support be conducted in agreement with a homeowners association independent of the subdivider or mobilehome park owner and that the decision making body reviewing the proposed subdivision consider compliance with Government Code Section 66427.5 during its deliberations. A written survey was conducted by The Star Companies, the mobilehome park management company, in March 2009. The results of the survey were submitted to the City in May 2009. No information on how the survey results were tabulated was provided or who the surveys were sent to (i.e. each person or each space). There were a total of 296 surveys sent out. Of the 296; 188 surveys were completed and returned. The survey results indicate that 46 persons were in support of the conversion of the mobilehome park to resident ownership, 45 persons were not in support of the conversion, and 97 persons declined to state their opinion. The survey results indicate that insufficient information has been disclosed to the tenants resulting in a majority of the residents stating that they do not support the subdivision or do not have an opinion regarding the subdivision. A copy of the results and ballot are provided as Attachment No. 7.

Comments received from the homeowners association president indicate that no agreement was made between the homeowners association and subdivider prior to the survey being sent out. The applicant contends that an agreement was made with the "park activities" committee. However no evidence of an agreement has been provided. Based on the lack of sufficient information, staff believes compliance with state law has not been met.

Appeal of Code Requirements

In reviewing the proposed subdivision and tentative map, staff prepared a list of code requirements applicable to the project should the project be approved. The code requirements outline applicable city policies, standard plans, and development and use requirements, excerpted from the HBZSO and Municipal Code which are required only after approval and prior to recordation of a final map. The list

for example requires the submission of CC&Rs and a hydraulic and hydrology analysis, payment of fees, and process for final map review. Staff does not support the applicant's contentions that these requirements are "unlawful" in that government Code Section 66427.5 does not preclude other relevant provisions of the Government Code to apply. The appeal of the code requirements becomes a moot point as a result of Staff's recommendation to deny TTM No. 17296.

SUMMARY:

The proposed subdivision would change the Huntington Shorecliffs Mobilehome Park from a rental park to an ownership park. The proposed subdivision will also result in an increase in the number of mobilehome sites from 304 to 309 lots. The additional lots created reduce the area of common open space and do not comply with the minimum open space requirement of 1,000 sq. ft. of common area for new lots. The impacts to residents associated with the maintenance and repair of infrastructure, estimated sales price of the lots, and other costs are not discussed or analyzed in the impact report. In addition, the survey was not completed as required by Government Code Section 66427.5. Staff recommends denial of the proposed subdivision for these reasons and findings in Attachment No. 1.

ATTACHMENTS:

1. Suggested Findings for Denial – Tentative Map no. 17296
2. Project Narratives received September 18, 2008
3. Tentative Tract Map No. 17296 dated August 4, 2009
4. Draft Minutes of the September 2, 2009 Subdivision Committee meeting.
5. Updated Code Requirements Letter dated September 9, 2009
6. Report on Impact of Conversion Upon Residents dated March 6, 2009
7. Survey of Residents dated May 4, 2009
8. Comment letters received from residents of the mobilehome park
9. Letter from the applicant dated August 25, 2009
10. Appeal Letter dated August 27, 2009
11. Letter from the applicant dated September 2, 2009
12. Memorandum from the Economic Development Department dated September 15, 2009
13. Government Code Section 66427.5

SH:HF:RT:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

TENTATIVE TRACT MAP NO. 17296

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE MAP NO. 17296:

1. This project is located in the RMP (Residential Mobilehome Park) zone and does not comply with the requirements of that zone. The five additional lots created in conjunction with the mobilehome park conversion cannot be provided with the minimum required common open space of 200 sq. ft. per mobilehome (total 1,000 sq. ft.). The five additional lots are proposed within an area currently used for the mobilehome park office and remnant landscaped area located at the southeast corner of the mobilehome park. Further, the existing 304 units are provided with less than the minimum required 60,800 sq. ft. common open space pursuant to Section 210.14 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The site is provided with two recreation areas totaling 38,043 sq. ft. In addition, the proposed additional lots will occupy an existing office and pool which constitutes approximately 11,193 sq. ft. of common open space.
2. Tentative Tract Map No. 17296 dated and received on August 4, 2009 for the subdivision of approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent mobilehome park and expansion of five additional lots for a total of 309 lots for ownership purposes is inconsistent with the General Plan Land Use Element designation of RMH-25 (Residential Medium-High Density – Max. 25 units per acre) on the subject property and applicable provisions of this the Huntington Beach Zoning and Subdivision Ordinance. The proposed tentative map is not consistent with the following policies of the General Plan:

LU 9.3.2(a): Integrate public squares, mini-parks, or other landscaped elements.

LU 9.3.2(d): Establish a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.

LU 9.3.2(e): Site common facilities around a public park or plaza to encourage a high level of community activity.

While the existing mobile home park is currently provided with nonconforming common areas totaling 38,043 sq. ft., the proposed five lot expansion does not provide the required 1,000 sq. ft. of additional common area intended to serve as a gathering or activity center for the existing and/or additional lots. Furthermore the subdivision would reduce the existing common open space by 11,193 sq. ft. in that the four of the five additional lots are proposed to be located in an area used for offices meeting rooms and a pool.

3. The Impact Report dated and received March 6, 2009 is not consistent with Government Code Section 66427.5 because it does not analyze the impact of the conversion on residents. Economic impacts associated with the maintenance and repair of infrastructure; estimated sales price of the lots; and other costs such property taxes and homeowners association dues are not discussed and analyzed in the report. Nor does the report identify the method upon which the non-purchasing residents will have some exceptions of the rents as prescribed by Government Code Section 66427.5.
4. Adequate evidence has not been provided that the Tenant Survey dated and received May 4, 2009 was prepared pursuant to an agreement with a homeowners association independent of the subdivider in accordance with Government Code Section 66427.5.

HK&C

HART, KING & COLDREN

James R. Wilson
jwilson@hkclaw.com

September 18, 2008

Our File Number: 36014.112/4811-7507-1234v.1

PERSONAL AND CONFIDENTIAL

Hand Delivered

Rami Talleh, City Planner
City of Huntington Beach Planning Dept.
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

City of Huntington Beach

SEP 18 2008

Re: Huntington Shorecliffs Mobile Home Park
20701 Beach Boulevard, Huntington Beach, CA. 92648
Subdivision Application (Tentative Tract Map)

Dear Rami:

Enclosed please find the Subdivision Application (Tentative Tract Map) ("Application") for the Huntington Shorecliffs Mobile Home Park located at 20701 Beach Boulevard, Huntington Beach, CA. 92648 ("Park"). We propose to convert the Park into a resident-owned park with three hundred nine (309) numbered lots and one (1) lettered lot encompassing the Park's common amenities (e.g., clubhouses, pools, landscaping and private streets).

The conversion will enable Park residents to purchase their own lot. A resident who elects not to purchase their lot may choose to continue leasing their space. Park residents will not be displaced. There will not be a "physical change" or "change in use" of the Park. Instead, the subdivision simply creates legal property lines on paper, thereby allowing the transfer of ownership of lots that already exist as mobile home park spaces.

In accordance with paragraph 5 on page 2 of the Application, we are providing the following information and materials. To the extent such items are not applicable, we have so indicated.

5(a) Environmental Assessment Form.

Conversion of a rental mobile home park to residential ownership is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.08 and the California Code of Regulations, Title 14, Section 15282(e).

5(b) Preliminary Title Report.

A Preliminary Title Report dated August 21, 2008, together with the legal description of the Park property is enclosed.

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5(c) Preliminary Soils Report and Engineering Geology Report.

There is no "physical change" or "change in use" of the Park. No soils and geology reports are not required or necessary.

5(d) Public Notification Requirements.

The public notification materials are enclosed.

5(e) Photographs of the Subject Property.

The photographs of the Park are enclosed.

5(f) Written Narrative:

(1) Existing Use of the Property and Present Zoning.

The Park is situated on a single parcel (APN 024-250-72) consisting of approximately 39 acres and operated as a mobile home park permitted for 308 mobile home spaces. The Park is currently zoned RMP. The General Plan Designation is RMH-25.

The Park was constructed in 1972, is located on the west side of Beach Boulevard, south of Indianapolis Avenue, and north of Atlantic Avenue. There are approximately 1,900 feet of street frontage along Beach Boulevard and approximately 1,100 feet of street frontage along Delaware Street. Street access is provided by Beach Boulevard and Frankfort Avenue. The Park is improved with 2 clubhouses and pools, office, conference center, and laundry facilities. There is an RV storage lot on Park property.

(2) Proposed Use of the Property.

There is no proposed "physical change" or "change in the use" of the Park. The proposed use of the Park is to maintain the existing use as a mobile home park.

(3) Statement of the Proposed Improvements and Public Utilities.

There are no proposed improvements or utilities.

(4) Public Areas Proposed.

There are no public areas proposed.

(5) Tree Planting Proposed.

There are no tree plantings proposed.

(6) Restrictive Covenants Proposed.

Upon approval of the Application, the Park will form a Homeowners Association and prepare customary covenants, conditions and restrictions utilized in planned mobile home communities.



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5(g) Coastal Development Permit Application.

The Park is not within the Coastal Zone and no permits are required.

In accordance with the current City of Huntington Beach Planning Department Fee Schedule, we are including the Tentative Tract Map filing fee of \$30,420.00 (\$21,150.00 plus \$30.00 for each of the 309 lots) ("Fee"). We are tendering payment of the Fee "Under Protest" and reserving all of our rights to protest and object to the Fee pursuant to applicable laws and regulations, including, but not limited to, the Mitigation Fee Act (California Government Code Section 66000 et seq.).

The regulation and subdivision of mobile home parks is governed by California State law, including, but not limited to Government Code Section 66427 et seq., and Health & Safety Code Section 18300 et. seq., which preempt and limit the role of local governments in processing a mobile home park subdivision. The City's review and approval should not require the time and resources generally utilized in processing traditional subdivisions. The Fee is excessive and bears no reasonable relationship to the actual costs necessarily incurred by the City to process the Application.

Please feel free to contact me with any questions or comments you may have.

Best Regards,

HART, KING & COLDREN

James R. Wilson

JRW/dmg

cc: John Saunders
Michael Cirillo
Robert S. Coldren
Burt Mazelow

Enclosures:

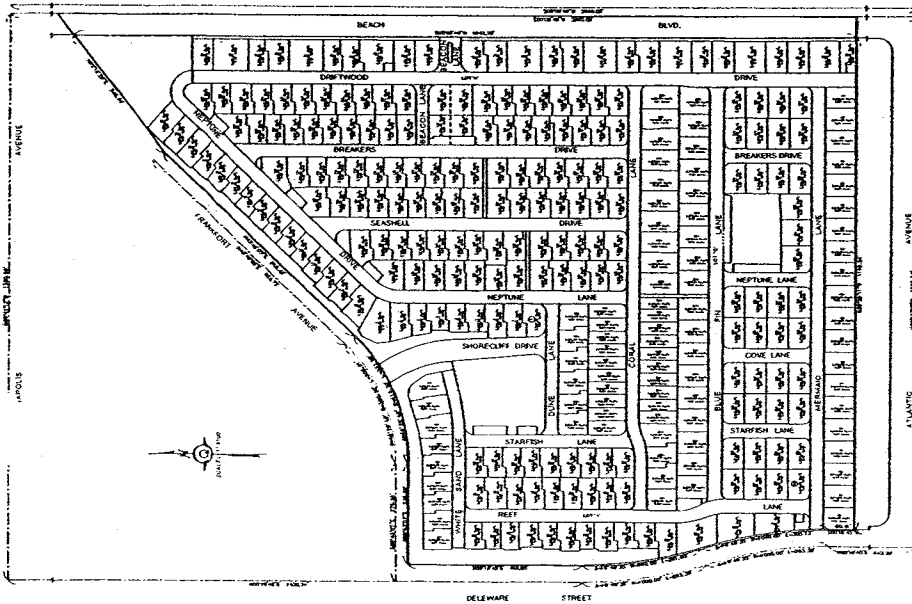
Subdivision Application
Tentative Tract Map
Legal Description of Park Property
Preliminary Title Report dated August 21, 2008
Public Notification Materials
Park Photographs
Filing Fee

TRAC MAP NO. 17296

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

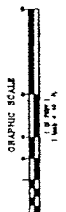
A PORTION OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF
SECTION 11, TOWNSHIP 8 SOUTH, RANGE 11 WEST

FOR SUBDIVISION PURPOSES



LOT	AREA	AREA
1	1.00	1.00
2	1.00	1.00
3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
7	1.00	1.00
8	1.00	1.00
9	1.00	1.00
10	1.00	1.00
11	1.00	1.00
12	1.00	1.00
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18	1.00	1.00
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20	1.00	1.00
21	1.00	1.00
22	1.00	1.00
23	1.00	1.00
24	1.00	1.00
25	1.00	1.00
26	1.00	1.00
27	1.00	1.00
28	1.00	1.00
29	1.00	1.00
30	1.00	1.00
31	1.00	1.00
32	1.00	1.00
33	1.00	1.00
34	1.00	1.00
35	1.00	1.00
36	1.00	1.00
37	1.00	1.00
38	1.00	1.00
39	1.00	1.00
40	1.00	1.00
41	1.00	1.00
42	1.00	1.00
43	1.00	1.00
44	1.00	1.00
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92	1.00	1.00
93	1.00	1.00
94	1.00	1.00
95	1.00	1.00
96	1.00	1.00
97	1.00	1.00
98	1.00	1.00
99	1.00	1.00
100	1.00	1.00

BOUNDARY ESTABLISHMENT
AND NEW LOT NUMBERS



TENTATIVE MAP	
PROJECT NO.	17296
PROJECT NAME	TRAC MAP NO. 17296
PROJECT LOCATION	SECTION 11, TOWNSHIP 8 SOUTH, RANGE 11 WEST
PROJECT OWNER	SEE SHEET 1
PROJECT ENGINEER	SEE SHEET 1
PROJECT ARCHITECT	SEE SHEET 1
PROJECT LANDSCAPE ARCHITECT	SEE SHEET 1
PROJECT CIVIL ENGINEER	SEE SHEET 1
PROJECT SURVEYOR	SEE SHEET 1
PROJECT PLANNING	SEE SHEET 1
PROJECT LEGAL	SEE SHEET 1
PROJECT FINANCIAL	SEE SHEET 1
PROJECT MARKETING	SEE SHEET 1
PROJECT OPERATIONS	SEE SHEET 1
PROJECT MAINTENANCE	SEE SHEET 1
PROJECT SECURITY	SEE SHEET 1
PROJECT ENVIRONMENTAL	SEE SHEET 1
PROJECT HISTORIC	SEE SHEET 1
PROJECT CULTURAL	SEE SHEET 1
PROJECT SOCIAL	SEE SHEET 1
PROJECT ECONOMIC	SEE SHEET 1
PROJECT POLITICAL	SEE SHEET 1
PROJECT LEGISLATIVE	SEE SHEET 1
PROJECT JUDICIAL	SEE SHEET 1
PROJECT EXECUTIVE	SEE SHEET 1
PROJECT LEGISLATIVE	SEE SHEET 1
PROJECT JUDICIAL	SEE SHEET 1
PROJECT EXECUTIVE	SEE SHEET 1

SUBDIVISION COMMITTEE MINUTES

September 2, 2009
Room B-8, Civic Center
4:00 P.M.

Subdivision Committee Planning Commissioners Present: Chair Elizabeth Shier Burnett,
Commissioner John Scandura, Commissioner Fred Speaker

Subdivision Committee Staff Members Present:

Staff Present: Scott Hess, Steve Bogart, Chief Bill Reardon, Rami Talleh,

Applicant Present: Boyd Hill, Robert Coldren

TENTATIVE PARCEL MAP NO. 17296 (HUNTINGTON SHORECLIFFS MOBILEHOME PARK CONVERSION)

APPLICANT: Boyd Hill, Hart, King & Coldren, 200 Sandpointe, Fourth Floor, Santa Ana,
CA 92707

SUBDIVIDER: Shorecliff, LP, 200 Sandpoints, fourth floor, Santa Ana, CA 92707

ENGINEER: R.T. Quinn & Associates, 1907 Border Avenue, Torrance, CA 90501

REQUEST: To subdivide approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent mobile home park into 309 lots for ownership purposes. The request also includes the creation of five additional lots. The applicant proposes to convert the for rent park to enable the existing park residents to purchase their own lots.

SUGGESTED FINDINGS FOR DENIAL - TENTATIVE MAP NO. 17296:

1. The site is not physically suitable for the type and density of development. The five additional lots created in conjunction with the mobilehome park conversion cannot be provided with the minimum required common open space of 200 sq. ft. per mobilehome (total 1,000 sq. ft.). The five additional lots are proposed within an area currently used for the mobilehome park office and remnant landscaped area located at the southeast corner of the mobilehome park. Further, the existing 304 units are provided with less than the minimum required 60,800 sq. ft. common open space. The site is provided with two recreation areas totaling 23,850 sq. ft. In addition, the subdivision will create several lots with less than the minimum required side yard setbacks between manufactured homes.
2. Tentative Tract Map No. 17296 for the subdivision of approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent

mobilehome park and expansion of five additional lots for a total of 309 lots for ownership purposes is inconsistent with the General Plan Land Use Element designation of RMH-25 (Residential Medium-High Density – Max. 25 units per acre) on the subject property and applicable provisions of this the Huntington Beach Zoning and Subdivision Ordinance. The proposed tentative map is not consistent with the following policies of the General Plan:

LU 9.3.2(a): Integrate public squares, mini-parks, or other landscaped elements.

LU 9.3.2(d): Establish a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.

LU 9.3.2(e): Site common facilities around a public park or plaza to encourage a high level of community activity.

While the existing mobile home park is currently provided with nonconforming common areas total 23,850 sq. ft., the proposed five lot expansion is not provided with the required 1,000 sq. ft. of common area intended to serve as a gathering or activity center for the existing and/or additional lots.

IN THE EVENT THAT THE ITEM IS APPROVED, THE FOLLOWING CODE REQUIREMENTS AND SUGGESTED CONDITIONS OF APPROVAL WERE PROVIDED.

Planning Department Comments:

Applicable Code Requirements

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
 - a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map.
 - b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). (HBZSO Section 254.16)
 - c. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
2. Prior to conversion of the mobile home park, the following shall be completed:

- a. The final map shall be recorded with the County of Orange.
- b. All improvements shall be completed in accordance with approved plans.
3. The Departments of Planning, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning Director and Public Works Director shall be notified in writing if any changes to parcel map are proposed during the plan check process. Permits shall not be issued until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO.
4. Tentative Tract Map No. 17296 shall not become effective until the ten calendar day appeal period has elapsed Planning Commission approval.
5. Tentative Tract Map No. 17296 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date.
6. The subdivision shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein.
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
8. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
9. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.

Suggested Conditions of Approval

1. The Tentative Tract Map No. 17296 for Subdivision of an existing mobile home park received and dated September 18, 2008 shall be the approved layout with the following modifications:
 - a. The maximum number of lots created by the subdivision shall not exceed the total number mobile home units (304) approved for the site by the California Department of Housing and Community Development.
 - b. A landscaped planter between the perimeter fencing and public sidewalk improvements along Beach Boulevard shall be provided.
2. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:

- a. The subdivider shall obtain necessary permits from the California Department of Housing and Community Development (HCD) to re-identify the lots if determined necessary.
- b. The Subdivider shall demonstrate to HCD compliance with all applicable provisions of Title 25 pertaining to setbacks. If the mobile home park is deficient in compliance with the applicable setbacks, the subdivider shall obtain all necessary applicable alternate approvals from HCD.
3. The subdivider shall offer each existing tenant an option to either purchase his or her subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant. (Subdivision Map Act Section 66427.5)
4. The subdivider shall be required to avoid the economic displacement of all non-purchasing residents in accordance with the following:
 - a. As to non-purchasing residents who are not lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period. (Subdivision Map Act Section 66427.5)
 - b. As to non-purchasing residents who are lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period. (Subdivision Map Act Section 66427.5)

Public Works Comments:

Code Requirements

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL TRACT MAP TO THE CITY FOR REVIEW:

1. A Hydrology and Hydraulic Analysis for existing site drainage and tributary upstream drainage shall be submitted for Public Works review and approval (10, 25, and 100-year storms and back-to-back storms shall be analyzed). In addition, this study shall include 24-hour peak back-to-back 100-year storms for onsite detention analysis. Any drainage improvements required by the aforementioned analysis shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development or deficient downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. (ZSO 255.12)
2. Based on the Fire Department's requirement for a separate dedicated private on-site fire hydrant system, a hydraulic water analysis is required to identify any off-site water improvements necessary to adequately protect the property per the Fire Department requirements. The subdivider shall be required to upgrade/improve the City's water system per Water Standards to meet the water demands to the site and/or otherwise mitigate the

impacts of the property at no cost to the City. The subdivider shall provide the City with a site plan showing the existing and proposed on-site and off-site water improvements (including pipeline sizes, fire hydrants, meters, and backflow device locations). The subdivider shall be responsible to pay the City for performing the analysis using the City's hydraulic water model. (SMA 66428.1(d) and ZSO 255.04(E))

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED
PRIOR TO RECORDATION OF THE FINAL TRACT MAP:**

1. The Tentative Tract Map received and dated August 4, 2009 shall be the approved layout.
2. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map.
3. The Final Tract Map shall be consistent with the approved Tentative Tract Map. (ZSO 253.14)
4. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
5. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
6. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - b. File Format and Media Specification:
 - vii. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):

- AutoCAD (version 2000, release 4) drawing file: ____DWG
 - Drawing Interchange file: ____DXF
- viii. Shall be in compliance with the following media type:
- CD Recordable (CD-R) 650 Megabytes
7. The improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
 8. All improvement securities (Faithful Performance, Labor & Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney. (ZSO 255.16)
 9. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. (ZSO 253.12K)
 10. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
 11. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
 12. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
 - a. Onsite landscaping and irrigation improvements
 - b. On-site sewer and drainage systems
 - c. Best Management Practices (BMP's) as per the approved Water Quality Management Plan (WQMP)
- The aforementioned items shall be addressed in the development's CC&R's.
13. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Existing AC curb along the Beach Boulevard frontage shall be removed and replaced with curb and gutter per Public Works Standard Plan No. 202 and per Caltrans requirements. (ZSO 255.04 and SMA 66428.1(d))
 - b. Six (6) foot wide sidewalk and a nine (9) foot wide curb adjacent landscaped parkway along the Beach Boulevard frontage shall be constructed per Public Works Standard Plan No. 207. (ZSO 255.04 and SMA 66428.1(d))
 - c. The existing earthen storm drain channel along the Beach Boulevard frontage shall be replaced with a 54-inch storm drain pipeline (unless otherwise designed and sized by Hydraulics Report which is submitted to Public Works for review and approval) to convey the 100-year storm flow as quantified in the City's 2005 Master Plan of Drainage. (ZSO 255.04 and SMA 66428.1(d))
 - d. Street lights shall be installed along the Beach Boulevard project frontage. Lighting standards shall be per City of Huntington Beach guidelines. (ZSO 255.04)

- e. ADA compliant access ramps shall be installed on the easterly curb returns on Delaware Street at Mermaid Lane per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - f. An ADA compliant access ramp shall be installed on the southeast corner of Delaware Street and Frankfort Avenue per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - g. An ADA compliant access ramp shall be installed on the southeast corner of Delaware Street and Frankfort Avenue per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - h. ADA compliant access ramps shall be installed on the south curb returns of Frankfort Avenue at Shorecliff Drive (at the subject site's northerly entrance) per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - i. An ADA compliant access ramp shall be installed on Frankfort Avenue where it intersects Hill Street per Caltrans Standard Plan A88A. (ZSO 255.04, ADA and SMA 66428.1(d))
 - j. Damaged curb and gutter along the Frankfort Avenue frontage (at Hill Street) shall be removed and replaced per Public Works Standard Plan No. 202. (ZSO 255.04 and SMA 66428.1(d))
 - k. Based on the Fire Department's requirement for a separate dedicated private on-site fire hydrant system, the subdivider shall comply with the following requirements:
 - ix. The existing two (2) 4-inch compound manifold metering system serving the fire, domestic and irrigation water systems shall be replaced with a single meter for domestic and irrigation purposes only. The new meter must be sized to meet the minimum requirements of the California Plumbing Code (CPC) and constructed per Water Standards. (SMA 66411.5(a) and ZSO 255.04(E))
 - x. Backflow protection devices shall be constructed per Water Standards at each fire service connection to the to the City's water system. (SMA 66411.5(a) and ZSO 255.04(E))
 - l. The existing 8-inch backflow device configuration is non-conforming placing the City's water supply at risk of potential contamination. As a result of health and safety concerns, the subdivider shall reconstruct or replace the existing backflow device to comply with current Water Standards. (Resolution 5921, Title 17 State Regulation, SMA 66411.5(a), and SMA 66428.1(d))
 - m. An onsite storm drain shall be designed per the final approved hydrology and hydraulics study, City Standards and per the City adopted 2005 Master Plan of Drainage. The storm drain system located within private streets shall be private and maintained by the Homeowner's Association. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (ZSO 255.04A)
14. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

- a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
15. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
16. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
17. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)
18. A Drainage Fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,270 per gross acre is subject to periodic adjustments. This project consists of 41.223 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$547,029. City records indicate the current use on the subject property has never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48) In lieu of the payment of the aforementioned Drainage Fee \$547,029, Public Works will accept the construction of the on-site master planned facilities per the City of Huntington Beach, Municipal Code Section 14.38.030.
19. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
20. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
21. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
22. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52) Based upon these requirements, a separate water meter and backflow prevention device shall be provided for landscaping along Beach Blvd.

THE FOLLOWING DEVELOPMENT REQUIREMENTS ARE REQUIRED TO BE COMPLETED PRIOR TO RELEASE OF IMPROVEMENT SECURITIES:

1. Complete all improvements as shown on the approved improvement plans.

Suggested Conditions of Approval

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL TRACT MAP TO THE CITY FOR REVIEW:

1. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address all current surface water quality issues.
2. The subdivider shall refer to the California Department of Housing and Community Development (HCD) for domestic and irrigation water metering requirements.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP:

1. Encroachment permits for work within the Caltrans' right-of-way (for construction of sidewalks, driveways, water connections, etc.) shall be obtained by the applicant or contractor from Caltrans prior to start of work. A copy of each permit, traffic control plans, environmental review and other permission granted by Caltrans shall be transmitted to Public Works.
2. The applicant shall provide an analysis of the existing onsite sanitary sewer system. If any improvements are required per said analysis, they shall be constructed and comply with all associated requirements of HCD.
3. Prior to the recordation of the Map, all required landscape planting and irrigation shall be installed, inspected and approved by the City Landscape Architect/Inspector.

Fire Department Code Requirements:

1. Tract Map No. 17296 for the subdivision of the Huntington Shorecliffs Mobile home park for purposes of converting an existing 304 space for-rent mobile home park for ownership purposes shall comply with the following requirements:
 - a. Fire Hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements.
 - b. Fire flow based on fire area and construction type (HBFC Appendix B, Table B-105.1, Appendix C, Table C-105.1), shall be provided at 1500 gpm from each hydrant spaced every 500 feet.
 - c. Private water systems shall be installed to service on-site fire hydrants.

2. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be complied with:
 - a. A site plan depicting all locations of fire lanes shall be submitted for review and approval by the Fire Department.
 - b. Plans portraying the fire hydrants shall reference compliance with NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification #407 Fire Hydrant Installation Standards in the plan notes and shall be submitted to the Public Works Department for review and approval by the Public Works and Fire Departments.
 - c. Plans depicting the private water system shall be submitted for review and approval by the Fire Department.
 - d. Fire Lanes shall be posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 Minimum Standards for Fire Apparatus Access on the plans.
 - e. A current fire flow test in compliance with the Huntington Beach Fire Code shall be performed by a licensed fire protection contractor with the supervision of the Fire Department. All test results shall be submitted to the Fire Department for Review and Approval.
3. Prior to recordation of the final tract map, the following conditions shall be complied with:
 - a. Fire Hydrants pursuant to Code Requirement No. 1 referenced above, shall be installed.
 - b. A fire service main pursuant to Code Requirement No. 1, referenced above, shall be installed in compliance with NFPA 13 and 24, 2002 Editions.
 - c. Private water system pursuant to Code Requirement No. 1 shall be installed.
 - d. Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (1/2") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building.
 - e. Individual units shall be identified and numbered per City Specification # 409 Street Naming and Address Assignment Process through the Planning Department. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process, in the plan notes and portray the address and unit number of the individual occupancy area.

4. The following conditions shall be maintained during construction:
 - a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition.
 - b. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites.

OTHER:

5. The following conditions shall be maintained during construction:
 - a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
 - b. Outside City Consultants: The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Subdivision Committee Member Comments:

Rami Talleh, Senior Planner, stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the recommended suggested findings for denial as presented in the attachments.

Mr. Talleh stated that staff had received 76 public comments from the residents expressing concerns with the outdated infrastructure of the mobile home park. Mr. Talleh indicated that some residents had also provided photographs of the infrastructure. Mr. Talleh stated that a Late Communication had been received from the applicant in response to staff's recommendation to deny TTM No. 17296 based on the Findings for Denial.

Commissioner Scandura confirmed with staff that the findings for denial were based on the fact that the proposal does not comply with open space requirements. Mr. Scandura raised concerns with the non-conforming setbacks. He asked staff if the open space requirements would be met if the applicant removed the proposed additional spaces. Mr. Talleh stated that the non-conforming setbacks were located in an area separate from the proposed additional spaces. Mr. Talleh indicated that if the applicant were to remove the proposed additional five units there would no longer be a need for additional common open space but the current common open space and setbacks would not be in conformance.

Commissioner Scandura asked how many units had non-conforming setbacks. Mr. Talleh stated that he did not have an exact number, due to the fact that a site plan is not required for this type of application, but that it was a significant percentage of the units.

Commissioner Speaker asked if the resident survey would be submitted to the Planning Commission prior to the public hearing. Mr. Talleh indicated that it would be included as an attachment to the September 9, 2009, Study Session Staff Report.

Steve Bogart, Senior Civil Engineer, stated that he had distributed the updated Public Works Department suggested conditions of approval, which included updated code requirements.

Chair Shier Burnett inquired if the Planning Commission would receive a copy of the required impact report. Mr. Talleh indicated that it would also be included in the September 9, 2009, Study Session Staff Report.

Mr. Talleh iterated that the staff recommends denial of the project and proceeded to present Planning Department suggested conditions of approval and code requirements in the event that the committee recommends the project for approval to the Planning Commission.

Bob Milani, Senior Civil Engineer, reviewed the Public Works code requirements and suggested conditions of approval if the project were to be approved.

Scott Hess, Planning Director, asked Mr. Milani to identify the unique conditions as the majority of items listed are standard code requirements.

Mr. Milani briefly described the standard conditions and fees. He pointed out that the notable conditions included the establishment of a Home Owners Association in order to maintain on site landscaping, irrigation, on site sewers and drainage systems, and that all of these items shall be addressed in the development CC & R's. He noted that there is a required drainage fee and that no payment is on record with the City. He stated that the drainage fee requirement would be waived with proof of payment.

Lili Hernandez, Civil Engineering Assistant, reviewed the code requirements pertaining to water systems and indicated that these requirements are subject to change.

Mr. Milani reviewed the Public Works suggested conditions of approval should the project be approved.

Mr. Hess inquired about the curb and gutter improvements along Beach Boulevard. Mr. Milani explained the offsite improvements listed in the suggested conditions of approval. A brief discussion ensued between Mr. Hess, Mr. Talleh, and Mr. Bogart regarding the necessary improvements to sidewalks and curbs.

Commissioner Scandura asked for clarification on required testing to determine adequate drainage. Mr. Bogart responded to the inquiries, clarifying drainage requirements.

Commissioner Scandura asked if the mobile home park was in the 100 year floodplain. Mr. Talleh explained that FEMA's updated flood maps had removed the park from the 100 year flood zone.

Commissioner Scandura inquired about soil reports for the area. Mr. Talleh explained that, in the absence of any new construction the tract map process does not require soil analysis.

Bill Reardon, Battalion Chief, stated that Fire Department staff had reviewed the project extensively. He clarified that the Fire Departments recommendations are actually code requirements. He noted that recent inspections conducted by the Fire Department showed that the existing underground water system complies with current standards.

Chair Shier- Burnett inquired of the frequency of the fire hydrant testing cycles and if these tests were mandatory. Jeff Lopez, Deputy Fire Marshall, explained that there are two types of testing required: a back flow test which is done in a five year cycle and a mandatory annual test conducted on the hydrants themselves. He gave an in depth explanation of the testing standards and processes. He stated that the mobile home park provided testing results for four of the eight hydrants in the park and that he is expecting results for the remaining four hydrants shortly.

Commissioner Scandura inquired about the fire code requirements, paramedic response, fire lanes, and the ability for the Fire Department to locate the hydrants. Chief Reardon responded to the inquiry by stating that the code that is being used is from ACD. He noted that the City does keep records of the hydrant locations and that the response time to the park is very good. He stated that there are no known issues regarding fire lanes.

Robert Coldren, the applicant's representative, stated that the applicant is committed to ensuring all safety issues are addressed.

Developer Comments:

Mr. Coldren stated that the park had been approved for 309 coaches by the Housing and Community Development Agency. He questioned if he could revert back to that permit. He also stated that the original permit allowed coaches to be set on two separate coach lots. This would be an issue that the developer would like to correct.

Scott Hess, Planning Director inquired on the City owned parcel adjacent to the park as well as the area being used for RV storage. Mr. Coldren commented that he believes the RVs being stored are owned by both residents of the park as well as others. He stated that he would research that issue as he understood it could result in zoning violations.

The committee members engaged in a brief discussion regarding their various options and opted to follow staff's recommendation for denial.

A MOTION WAS MADE BY SCOTT HESS, SECONDED BY ELIZABETH SHIER-BURNETT, TO RECOMMEND DENIAL OF THE TENTATIVE MAP NO. 17296 WITH THE FOLLOWING FINDINGS AND FORWARD TO THE PLANNING COMMISSION. (6-0).

FINDINGS FOR DENIAL TENTATIVE MAP NO. 17296:

1. The site is not physically suitable for the type and density of development. The five additional lots created in conjunction with the mobilehome park conversion cannot be provided with the minimum required common open space of 200 sq. ft. per mobilehome (total 1,000 sq. ft.). The five additional lots are proposed within an area currently used for the mobilehome park office and remnant landscaped area located at the southeast corner of the mobilehome park.

Further, the existing 304 units are provided with less than the minimum required 60,800 sq. ft. common open space. The site is provided with two recreation areas totaling 23,850 sq. ft. In addition, the subdivision will create several lots with less than the minimum required side yard setbacks between manufactured homes.

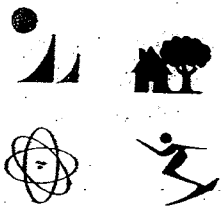
2. Tentative Tract Map No. 17296 for the subdivision of approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent mobilehome park and expansion of five additional lots for a total of 309 lots for ownership purposes is inconsistent with the General Plan Land Use Element designation of RMH-25 (Residential Medium-High Density – Max. 25 units per acre) on the subject property and applicable provisions of this the Huntington Beach Zoning and Subdivision Ordinance. The proposed tentative map is not consistent with the following policies of the General Plan:

LU 9.3.2(a): Integrate public squares, mini-parks, or other landscaped elements.

LU 9.3.2(d): Establish a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.

LU 9.3.2(e): Site common facilities around a public park or plaza to encourage a high level of community activity.

While the existing mobile home park is currently provided with nonconforming common areas total 23,850 sq. ft., the proposed five lot expansion is not provided with the required 1,000 sq. ft. of common area intended to serve as a gathering or activity center for the existing and/or additional lots.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

September 9, 2009

Boyd Hill
Hart, King & Coldren
200 Sandpointe, Fourth Floor
Santa Ana, CA 92707

**SUBJECT: TENTATIVE TRACT MAP NO. 17269 (HUNTINGTON SHORECLIFFS
SUBDIVISION)
UPDATED PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Hill,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation should the Planning Commission approve your project.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission if the project is approved. Please note that if the design of your project or site conditions change, the list may also change.

The Planning Director has interpreted the relevant Sections of the Zoning and Subdivision Ordinance to require that your project satisfy the following development standards. Should you disagree, pursuant to Section 248.24A, you have ten (10) days from the date of this notice to file an appeal with the Planning Department. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

Rami Talleh,
Senior Planner

Enclosure

cc: Leonie Mulvihill, Senior Deputy City Attorney
Gerald Caraig, Building and Safety Department - 714-374-1575
Darin Maresh, Fire Department - 714-536-5531
Steve Bogart, Public Works - 714-536-1692
Herb Fauland, Planning Manager
Jason Kelley, Planning Department
Shorecliff, LP, 200 Sandpoints, fourth floor, Santa Ana, CA 92707
Project File

ATTACHMENT NO. 5.1



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: August 24, 2009

PROJECT NAME: HUNTINGTON SHORECLIFFS MOBILEHOME SUBDIVISION

ENTITLEMENTS: PLANNING APPLICATION NO. 08-0190; TENTATIVE TRACT MAP NO. 17296

PROJECT LOCATION: 20701 BEACH BLVD., 92648 (WEST SIDE OF BEACH BLVD., SOUTH OF INDIANAPOLIS AVE.)

PROJECT PLANNER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org

PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 4, 2009. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
 - a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map.
 - b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). (HBZSO Section 254.16)
 - c. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 -- *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).
2. Prior to conversion of the mobile home park, the following shall be completed:
 - a. The final map shall be recorded with the County of Orange.
 - b. All improvements shall be completed in accordance with approved plans.

3. The Departments of Planning, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning Director and Public Works Director shall be notified in writing if any changes to parcel map are proposed during the plan check process. Permits shall not be issued until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO.
4. Tentative Tract Map No. 17296 shall not become effective until the ten calendar day appeal period has elapsed Planning Commission approval.
5. Tentative Tract Map No. 17296 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date.
6. The subdivision shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein.
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
8. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
9. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 1, 2009
PROJECT NAME: HUNTINGTON SHORECLIFFS MOBILE HOME PARK
ENTITLEMENTS: TENTATIVE TRACT MAP 17296
PLNG APPLICATION NO. 2008-0190
DATE OF PLANS: AUGUST 4, 2009
PROJECT LOCATION: 20701 BEACH BLVD
PROJECT PLANNER RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL TRACT MAP TO THE CITY FOR REVIEW:

1. A Hydrology and Hydraulic Analysis for existing site drainage and tributary upstream drainage shall be submitted for Public Works review and approval. (ZSO 255.12)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP:

1. The Tentative Tract Map received and dated August 4, 2009 shall be the approved layout.
2. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a

title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map.

3. The Final Tract Map shall be consistent with the approved Tentative Tract Map. (ZSO 253.14)
4. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
5. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
6. Provide a digital-graphics file of said map to the City per the following design criteria:
 - c. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.
 - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
 - d. File Format and Media Specification:
 - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
7. The improvement plans shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
8. All improvement securities (Faithful Performance, Labor & Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney. (ZSO 255.16)
9. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. (ZSO 253.12K)

ATTACHMENT NO. 5.5

10. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement may be submitted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
 11. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
 12. A Homeowners' Association(s) (HOA) shall be formed and described in the CC&R's to manage the following for the total project area:
 - a. Onsite landscaping and irrigation improvements
 - b. On-site sewer and drainage systems
 - c. Best Management Practices (BMP's) as per the approved Water Quality Management Plan (WQMP)
- The aforementioned items shall be addressed in the development's CC&R's.
13. Improvement Plans, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84)
 14. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 15. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
 16. Landscaping plans shall utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
 17. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution 4545)
 18. A Drainage Fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,270 per gross acre is subject to periodic adjustments. This project consists of 41.223 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$547,029. City records indicate the current use on the subject property has never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48) In lieu of the payment of the aforementioned Drainage Fee \$547,029, Public Works will accept the construction of the on-site master planned facilities per the City of Huntington Beach, Municipal Code Section 14.38.030.
 19. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)

ATTACHMENT NO. 5.6



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: September 4, 2009
PROJECT NAME: HUNTINGTON SHORECLIFF MOBILE HOME SUBDIVISION
ENTITLEMENTS: PLANNING APPLICATION NO. 08-190; TENTATIVE TRACT MAP NO. 17296
PROJECT LOCATION: 20701 BEACH, HUNTINGTON BEACH, CA
PLANNER: RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org
PROJECT DESCRIPTION: TO CONVERT THE HUNTINGTON SHORECLIFFS MOBILE HOME PARK FROM RENTAL UNITS TO INDIVIDUAL OWNERSHIP.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 4, 2009. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

1. Tract Map No. 17296 for the subdivision of the Huntington Shorecliffs Mobile home park for purposes of converting an existing 304 space for-rent mobile home park for ownership purposes shall comply with the following requirements:
 - a. Fire hydrant and water supply systems shall meet NFPA 24, 1977 Edition.
 - b. Fire hydrant and water supply systems shall meet the requirements set forth in Title 25 California Code of Regulations, Chapter 2, Subchapter 1, Article 6-Fire Protection Standards for Parks (This can be found at - www.hcd.ca.gov/codes/mp/mpRegs.html).
 - c. Per Title 25 CCR §1308, if additional lots are installed, each lot shall have installed an accessible three-quarter (3/4)-inch valved water outlet, with an approved vacuum breaker installed, designed for connecting a three-quarter (3/4)-inch female swivel hose connection for fire suppression use.
 - d. The following areas shall be in compliance with the Huntington Beach Fire Code unless conditions were legally existing prior to September 26, 2002 or if the fire

chief determines that such a condition constitutes a distinct threat to life or property:

- i. Fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement and burglar bars.
2. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be complied with:
 - a. Documentation of a current flow test in compliance with Title 25 shall be submitted to the Huntington Beach Fire Department on the current HCD MP532 form.
 - b. Documentation of the fire hydrant and water supply system's compliance with NFPA 24, 1977 Edition, shall be submitted to the Huntington Beach Fire Department by a licensed C-16 contractor or a licensed Fire Protection Engineer.
 - c. Fire Lanes shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. Roadways must maintain compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access*.
 - i. An inspection is required to confirm the park's compliance with regard to fire lane and apparatus access. This inspection may be scheduled by calling (714) 536-5411.
3. Prior to recordation of the final tract map, the following conditions shall be complied with:
 - a. Residential address numbers shall be installed to comply with City Specification #428, *Premise Identification*. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (1/2") brush stroke.
 - i. An inspection is required to confirm the park's compliance with regard to premise identification. This inspection may be scheduled by calling (714) 536-5411.
4. The following conditions shall be maintained during construction:
 - a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, *Fire Safety During Construction and Demolition*.
 - b. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with City Specification #426, *Fire Safety Requirements for Construction Sites*.

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- b. Outside City Consultants: The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)
- c. The Huntington Beach Fire Department reserves the right to apply additional specific requirements as necessary to reach compliance with code requirement No. 1, referenced on page one of this document.

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

HK&C

HART, KING & COLDREN

Boyd L. Hill
bhill@hkclaw.com

March 4, 2009

Our File Number: 36014.112/4826-5517-4147v.1

PERSONAL AND CONFIDENTIAL

VIA FACSIMILE AND OVERNIGHT MAIL
(714) 374-1540

Rami Talleh
Planning Department
City of Huntington Beach ("City")
2000 Main Street
Post Office Box 190
Huntington Beach, CA 92648

RECEIVED

MAR 06 2009

City of Huntington Beach
City Attorney's Office

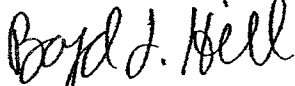
**RE: Huntington Shorecliffs Mobile Home Park ("Park")
Application for Tentative Tract Map No. 17296 ("Application")
Submission of Revised Resident Impact Report**

Dear Rami:

This letter will follow up on our telephone conversation this afternoon. We discussed that the March 3, 2009 draft revised Report of Impact of Conversion Upon Residents ("Report") addresses the issues raised in the City's January 27, 2009 letter. Therefore, we are submitting the revised Report in final form dated March 4, 2009 for formal consideration and acceptance by the City Planning Department. As we discussed, we anticipate the tenant survey results to be submitted within two weeks, at which point the Application should be complete. Please immediately confirm acceptance of the Report as part of the Application. Thank you

Best Regards,

HART, KING & COLDREN



Boyd L. Hill

BLH

cc: Jennifer McGrath, City Attorney
Leonie Mulvihill, Assistant City Attorney ✓
John Saunders
Michael Cirillo
Robert S. Coldren

A Professional Law Corporation
200 Sandpointe, Fourth Floor, Santa Ana, California 92707
Ph 714.432.8700 | www.hkclaw.com | Fx 714.546.7457

ATTACHMENT NO. 001



REPORT ON IMPACT OF CONVERSION UPON RESIDENTS

Huntington Shorecliffs Mobilehome Park

March 4, 2009

SECTION I. SCOPE OF REPORT

This "Report on Impact of Conversion upon Residents" ("Report") is submitted by the "Applicant" for a Tentative Tract Map subdividing the Huntington Shorecliffs Mobile Home Park ("Park"). The subdivision will be created by the conversion of the Park from rental spaces to resident owned lots. The Park is located at 20701 Beach Boulevard, City of Huntington Beach ("City"), State of California, 92648. The Report is being filed with the City as part of the Tentative Tract Map Application and will be made available to the Park residents prior to the City's hearing on the Application pursuant to California Government Code Section 66427.5, a copy of which is attached hereto as Exhibit "A." The Report contains the Applicant's assessment of the impact upon the Park residents of conversion to resident ownership.

The Park currently has 308 spaces, 243 of which are rented under long term lease agreements, and only 50 of which rented out under month to month tenancies. The remaining spaces are either vacant (6), Park owned (6) or occupied by homes under storage agreements with mobilehome dealers (3).

SECTION II DEFINITIONS

2.1 Conversion Date: The "Conversion Date" is the date after the subdivision final map has been approved by the City and after the Department of Real Estate has approved the subdivision for sale and is the date on which the first Lot in the Park is sold.

2.2 Hearing Date: The "Hearing Date" is the date on which the subdivision Application is first heard by the City Planning Commission.

2.3 Home: The "Home" is the manufactured home that occupies the Space where the Resident is living as of the Hearing Date

2.4 Lot: A "Lot" is the land and fixed improvements within the Space on which the Resident's Home is located as of the Hearing Date, plus a 1/308th share of the common area and facilities and one membership in the Homeowners' Association to be formed as part of the subdivision process.

A Professional Law Corporation
200 Sandpointe, Fourth Floor, Santa Ana, California 92707
Ph 714.432.8700 | www.hkclaw.com | Fx 714.546.7457

ATTACHMENT NO. 6.2



HART, KING & COLDREN

Report on Impact of Subdivision to Residents

March 4, 2009

Page 2

2.5 **Resident:** A "Resident" is a person living in a Home in the Park who meets the requirements for receiving protections afforded by applicable law.

2.6 **Space:** The "Space" is the leased premises on which the Resident's Home is located as of the Hearing Date.

SECTION III NO ECONOMIC DISPLACEMENT OF RESIDENTS FROM CONVERSION BECAUSE OF STATUTORY RIGHT TO PURCHASE OR CONTINUE LEASING

Upon conversion, all Residents will have the opportunity to either purchase the Lot on which their Home is situated or to continue leasing their Space with statutory protections on rental rates after the Conversion Date. (Govt. Code § 66427.5 (a), (f)) Therefore, upon conversion of the Park to resident ownership, the Residents are statutorily protected against economic displacement.

3.1 No Economic Displacement from Sale of the Lots

The Residents are protected from economic displacement pertaining to sale of the Lots upon conversion by having both the option purchase their Lots at the eventual sales price and the option to continue leasing their Space. Government Code Section 66427.5 (a) requires the subdivider to "offer each Resident an option to either purchase his or her ... subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant." Thus, if the Resident cannot purchase his or her Lot upon conversion, the Resident is not required to move and may continue to lease his or her Space following the Conversion Date.

This Report cannot make determinations about impacts to the Residents resulting from the eventual sale price of the Lots under the purchase option. That is because the sale price of the Lots will not be established until some time after the tentative map subdivision approval. The Residents cannot make a rational decision to buy, continue to rent, or move his or her mobilehome until the tenant is given an option purchase price and a proposed rental price. (See *El Dorado Palm Springs Ltd. v. City of Palm Springs* (2002) 96 Cal.App.4th 1153, 1179-1180)

After tentative map approval, the subdivider must next follow procedures and obtain approval of the subdivision from the Department of Real Estate under the Subdivided Lands Act. Only after approval by the Department of Real Estate will all of the factors that affect the Lot purchase price be established. The Resident will learn the option price for his or her Lot only after the Department of Real Estate approves the



Report on Impact of Subdivision to Residents
March 4, 2009
Page 3

subdivision and issues its public report on the subdivision, when the subdivider offers the lots for sale.

The subdivider is not required to disclose an offer price at the time of filing of the Application and of this Report, and indeed is forbidden by the Subdivided Lands Act from making such a disclosure at that time. The first time that the Resident may become aware of even a tentative offer price for the Lot will be several weeks or months later, just prior to filing a notice of intention to sell with the Department of Real Estate under the Subdivided Lands Act. (See Bus. & Prof. Code § 11010.9 (c); See *El Dorado Palm Springs Ltd. v. City of Palm Springs* (2002) 96 Cal.App.4th 1153, 1179-1180)

Nevertheless, as previously explained, because the Resident has the option to either purchase his or her Lot or to continue leasing his or her Space under whatever lease arrangement may be existing on the Conversion Date with the statutory rental rate protections discussed below, the Residents will be protected against economic displacement from sale of the Lots upon conversion.

3.2 No Economic Displacement from Continued Lease of the Spaces

The Residents who do not exercise the option to purchase their Lots and instead exercise the option to continue renting their Spaces are protected from economic displacement by statutory restrictions on rental rates after the "Conversion Date." Government Code Section 66427.5 (f) limits the amount of rent increases for Residents that can take place upon conversion, thereby avoiding economic displacement, if any, from any rental increases after the Conversion Date.

For non-purchasing Residents who are not lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may only increase to market levels as determined by appraisal, and then only over a period of four years.

For non-purchasing Residents who are lower income households, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may only increase by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period. To qualify as a Low Income Household in Orange County, the following income limits were established for calendar year 2008.



Report on Impact of Subdivision to Residents
March 4, 2009
Page 4

Household Size (# of Persons)	1	2	3	4
Income Must be at or Below:	\$52,100	\$59,500	\$66,950	\$74,400

Thus, under the current statutory scheme, the Legislature has defined the exclusive and preempted scope of "mitigations" respecting any "economic displacement," assuming, without admitting, that increases in rent can be considered an economic displacement.

3.3 Benefits of Conversion

Subdivision provides Residents with a choice to own the Lot on which their Home is located. Lot ownership gives the Residents greater flexibility with regard to financing for their Homes and other credit opportunities. Lot ownership allows the Residents to control their economic future. Residents do not have to be tied to monthly rental payments if they choose. Lot ownership also gives the Residents the freedom to use their Lot without all of the restrictions or costs that a landlord might impose. The Residents will have the opportunity to control the Park amenities that they will enjoy and pay for through the Homeowner's Association.

SECTION IV NO CLOSURE OR CHANGE IN ZONING

4.1 No Change in Zoning or Closure

The Park is currently zoned MHP. The Application does not request a zoning change. The Application does not request closure of the Park. The Application seeks merely to convert the existing Spaces to Lots available for purchase. Therefore, the conversion to Resident ownership will not result in economic displacement that might occur with a zoning change or closure of the Park.

This Report is not required to discuss or provide mitigation against any unlikely future closure or change of use application. It will be unlikely for the Park to close or change use following the conversion because of the subdivision of the individual lots and the common area interests. A subsequent closure or change in use would have to take into account rights that Lot owners and the Homeowners' Association will have in their lots and in the common areas following conversion. A different report containing express mitigation pertaining to relocation would be required for any future closure or change of use application, as discussed in Section 4.3 below.



Report on Impact of Subdivision to Residents
March 4, 2009
Page 5

4.2 Technical "Conversion" or "Change in Use" Only

The term "conversion" relating to a mobilehome park sometimes is used to describe the closure of the park to enable an alternative use. This is NOT what is occurring as a result of subdivision of the Park. The Park will remain a manufactured housing community, with the existing Residents having the right to either buy their Lot or to remain and rent their Space.

While conversion of a rental mobilehome park to a Resident-owned mobilehome park is identified as a "change of use" under California Mobilehome Residency law and under the Chapter 234 of the City's Ordinance, it is more accurately described under the Subdivision Map Act as a change in the form of ownership. The Park is not being closed and the Residents are not being required to vacate the property.

4.3 Relocation Assistance Not Applicable

When a subdivision is created from conversion of a rental mobilehome park to resident ownership, a different type of impact report is required than when a subdivision created from a change of use to a non-mobilehome park use or when the mobilehome park is closed.

Government Code Section 66427.5 governs the type of report that must be prepared for a subdivision which is created from conversion of a rental mobilehome park to resident ownership. This Government Code Section 66427.5 Report, which does not deal with a change in use of the property or closure of the Park, is simply required to explain the options of the Residents regarding their choice to purchase their Lot or to rent their Space.

This Report need not discuss displacement of Residents, replacement housing or mitigation of the reasonable costs of relocation, which issues would be involved in any subdivision resulting from a change of use of a mobilehome park or from closure of a mobilehome park. In fact Government Code Sections 66427.4 and 65863.7, which apply to subdivisions created from change of use to a non-mobilehome park use or to closure of a mobilehome park, expressly exempt from their requirements subdivisions that are created from conversion of a rental mobilehome park to resident ownership. (See Govt. Code §§ 66427.4 (e), 65863.7 (a))

SECTION V. CONCLUSION

This Report discusses the impacts upon the Residents of conversion to Resident ownership pursuant to subdivision of the Park. Upon conversion, the Residents are



HART, KING & COLDREN

Report on Impact of Subdivision to Residents

March 4, 2009

Page 6

statutorily protected from economic displacement by the option to either purchase their Lots or continue leasing their Spaces with statutory restrictions on rent increases. Residents on long-term leases will continue to have their rights under the leases after the Conversion Date.

All of the Resident protections discussed in this Report are based upon the Applicant's assessment of the currently existing statutory scheme, and are not a promise, representation, or warranty on the part of the Applicant or its agents. The operative date for the time frame and protections described above is the Conversion Date as described in Section 2.1 above. Of course, should the law change, the Applicant reserves the right to implement the conversion in accordance with the applicable valid and enforceable laws.

Dated: 3/4/09

Hart, King & Coldren

By: 

Robert S. Coldren

Attorneys for Applicant

Shorecliff L.P.

JS Stadium, LLC

Huntington BSC Park, LP

Shorecliff Main, LP

Exhibit A

California Government Code Section 66427.

Section 66427.5 of the Government Code:

66427.5. At the time of filing a tentative or parcel map for a subdivision to be created from the conversion of a rental mobilehome park to resident ownership, the subdivider shall avoid the economic displacement of all nonpurchasing residents in the following manner:

- (a) The subdivider shall offer each existing tenant an option to either purchase his or her condominium or subdivided unit, which is to be created by the conversion of the park to resident ownership, or to continue residency as a tenant.
- (b) The subdivider shall file a report on the impact of the conversion upon residents of the mobilehome park to be converted to resident owned subdivided interest.
- (c) The subdivider shall make a copy of the report available to each resident of the mobilehome park at least 15 days prior to the hearing on the map by the advisory agency or, if there is no advisory agency, by the legislative body.
- (d) (1) The subdivider shall obtain a survey of support of residents of the mobilehome park for the proposed conversion.
- (2) The survey of support shall be conducted in accordance with an agreement between the subdivider and a resident homeowners' association, if any, that is independent of the subdivider or mobilehome park owner.
- (3) The survey shall be obtained pursuant to a written ballot.
- (4) The survey shall be conducted so that each occupied mobilehome space has one vote.
- (5) The results of the survey shall be submitted to the local agency upon filing of the tentative or parcel map, to be considered as part of the subdivision map hearing prescribed by subdivision (c).
- (e) The subdivider shall be subject to a hearing by a legislative body or advisory agency, which is authorized by local ordinance to approve, conditionally approve, or disapprove the map. The scope of the hearing shall be limited to the issue of compliance with this section.
- (f) The subdivider shall be required to avoid the economic displacement of all nonpurchasing residents in accordance with the following:
 - (1) As to nonpurchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period.
 - (2) As to nonpurchasing residents who are lower income households, as defined in Sec. 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any preconversion amenities, may increase from the preconversion rent by an amount equal to the average monthly increase in rent in the four years immediately preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

May 4, 2009

Boyd Hill
Hart, King & Coldren
200 E. Sandpointe Ave. 4th Floor
Santa Ana, CA 92707-5747

RE: *Huntington Shorecliffs - Resident Survey*

Dear Mr. Hill:

The results of the resident survey have been compiled. The pertinent information is listed below:

There were 296 surveys sent out and 188 were returned.

40 Persons responded that they were in support of the conversion of Huntington Shorecliffs to resident ownership.

23 persons indicated that they will likely finance the purchase.

8 persons indicated that they will likely pay cash for their lot.

21 persons indicated that they were lower income and would likely need government assistance to purchase their lot.

6 persons indicated that they supported the conversion but could not buy their lot.

45 persons indicated that they do not support the conversion of the park to resident ownership.

97 persons declined to state their opinion.

A blank copy of the survey is attached for your reference.

Sincerely,
STAR MOBILEHOME PARK MANAGEMENT

Michael A. Cirillo

By: Michael A. Cirillo
For: Huntington Shorecliffs

enc: survey form

Matter Ref: 2008-6022 - HS Subdivision



**The
Star
Companies**
Mobilehome Communities

1400 East 4th Street
Santa Ana, CA 92701

714-480-6828
714-480-6830 fax

Z:\TMW8\DATA\files\2008-6022\MIKE\090504162932.WPD



ATTACHMENT NO 21

HUNTINGTON SHORECLIFFS MOBILEHOME PARK
SURVEY OF COMMUNITY RESIDENTS
BALLOT FORM

This ballot is provided to you pursuant to the requirements of Government Code § 66427.5. The purpose of the ballot is to show Huntington Shorecliffs Mobilehome Park resident support for the proposed conversion of the Park from a rental mobilehome community to a resident owned mobilehome community subdivision. Each occupied space shall have one vote. Please indicate below whether or not you support conversion to a resident owned mobilehome community subdivision and please sign and date where indicated below.

By law, we cannot provide you with an estimated purchase price at this time.

☐ I support conversion of Huntington Shorecliffs Mobilehome Park from a rental mobilehome community to a resident-owned manufactured home community subdivision, and intend to purchase my space as follows:

- ☐ A. I think I will be able to obtain, and intend to apply for financing
- ☐ B. I intend to purchase my space with cash
- ☐ C. I think I am a lower-income resident, and may need government assistance in order to purchase my space

☐ I support conversion of Huntington Shorecliffs Mobilehome Park from a rental mobilehome community to a resident-owned mobilehome community subdivision, but cannot buy. (For example: I am sub-leasing, I am unable to obtain credit at this time or my resident status prevents me from buying a space.)

☐ I do not support conversion of Huntington Shorecliffs from a rental mobilehome community to a resident-owned mobilehome community subdivision.

☐ I decline to state my opinion at this time.

☐ This home represents my primary residence (check if this applies to you)

I understand that this form does not constitute an offer to sell at a specific price, nor is it a commitment to purchase an interest in the mobilehome community. It is merely an indication of support/non-support for the community's conversation in accordance with California Government Code § 66427.5.

Signed: _____

Space #: _____

Name: _____

Date: _____

*The information on the following page is optional and will be kept confidential
The information may be used to determine the availability of financial assistance*

ATTACHMENT NO. 7.2

RECEIVED

AUG 25 2009

Huntington Beach
PLANNING DEPT.

Jerry E. Stover
20701 Beach Blvd. #28
Huntington Beach, CA 92648
714-849-1495
714-242-7477 (fax)

August 25, 2009

Mr. Rami Talleh
Senior Planner, Dept. of Planning
City of Huntington Beach
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

SUBJECT: Application to Subdivide Property at 20701 Beach Boulevard
Huntington Shorecliffs Mobile Home Park – Tentative Tract Map No.
17296

Dear Mr. Talleh:

I received a notice directed to "Interested Parties" from Mr. Scott Hess about a Subdivision Committee meeting set for September 2nd to consider a request by Shorecliff, LP to subdivide the property at 20701 Beach Boulevard. Before I set forth my views about the proposed subdivision, I want to take serious exception to the wording of Mr. Hess's notice in the section captioned "REQUEST." The last sentence of that section says, "The applicant proposes to convert the for rent park to enable the existing park residents to purchase their own lots." On its face, that is a very benign statement. However, it is factually not correct. It would be correct if reworded to say, "...to enable any and all interested persons or organizations to purchase lots." As stated in the Notice, one would get the impression that the Subdivider is focused on helping current residents participate in the creation of a Resident Owned Park, when in fact the real focus is on attracting non-resident buyers.

I am writing to oppose very vehemently the Application presently under consideration by the City of Huntington Beach to subdivide the Huntington Shorecliffs Mobile Home Park located at 20701 Beach Boulevard, Huntington Beach, CA 92648. That application contemplates the subdivision and subsequent sale of the subdivided lots on a "condo-ized" basis. Let me be clear, though: I am not opposed in principal to the Subdivision. In fact, in principal I support the Subdivision concept. I am, however, opposed to approval of the Subdivision without the City of Huntington Beach placing conditions on the approval that would protect the interests of the substantially more than 300 Senior Citizens who presently call the Huntington Shorecliffs Mobile Home Park their Home. These are people who are, by virtue of retirement, living on fixed incomes, and who are largely without the substantial resources required to retain outside Counsel to protect their interests. They rely on the City of Huntington Beach to protect their interests, just as it would protect the interests of any other citizens.

Here are a number of factors that I think the Planning Process should consider:

First, consider the demographics of the Park. It is a senior park. The vast majority of the Park's residents are well beyond retirement age. A goodly number of them (I don't know the exact number) can be classified as low-income persons. A substantial number, however, can be classified as "living on fixed incomes." In many cases, their mobile homes constituted their last major purchases, and they purchased their homes in the belief that their homes would provide them with a lifetime roof over their heads, at reasonable rental rates.

Second, California Code Section 66427.5 (hereinafter "the Code") requires the subdivider to file a report about the impact of the conversion on residents. I have reviewed the Application File twice and have failed to find any such impact report in the file. The Code is not very revealing about what such a report should contain, but I think it reasonable to expect that such a report would be at least as complete as any similar report about the impact of a new bridge on the snail darter or the ruby crested hummingbird. Naturally, as one would expect, the conversion might have a tremendous negative impact on the emotional health of residents.

Beyond the emotional impact, though, the conversion will certainly have an enormous negative impact on the financial health of many, if not most, of the residents. The Impact Report **MUST** address that. Of course, at present, given the failure of the Subdivider to provide even the most rudimentary data about his plans, we residents can only guess what is in store for us. However, since the Subdivider paid about \$60 Millions to acquire the Park, the average sale price of any one of the 309 lots must be close to \$190,000. At that price, the Subdivider would recoup his initial purchase price. Of course, to make himself whole for any expenses incurred while he owned the Park, the lot prices would have to be adjusted upwards. It's safe to say that the offering price of any lot would necessarily be between \$200,000 and \$300,000.

There are very few seniors in the Park who could afford to pay cash for that amount. Moreover, since many lenders have suddenly "got religion" as a result of the numerous recent financial crises, the odds of a 75 year old resident being able to find favorable mortgage terms to facilitate the purchase are slim to none.

As for those residents who might elect to continue renting their lots, the Code provides in very vague terms that the subdivider may increase the pre-conversion rent rates to "market levels" in four (4) equal annual increments. Again, the Subdivider has been noticeably reticent about letting residents know what that increase might ultimately amount to.

What happens to those residents who can afford neither the purchase price of their lots or the increased rent rates? This is where the too often made comparison between Apartment to Condo Conversions and Mobile Home to Condo Conversions falls apart. In the Apartment to Condo scenario, the tenant who finds he can afford neither the price nor the increased rent can easily move elsewhere and take his assets with him. In the Mobile Home to Condo scenario, however, the tenant who finds that he must move elsewhere is forced to leave behind him a significant asset: his dwelling! In my own case, for example, five (5) years ago I moved into Shorecliffs and bought a brand new mobile home for \$200,000 in cash. I was working then, and was preparing for

retirement. I am retired now. If I find that I cannot afford to buy my lot OR to pay the increased rent rates, I will have to move elsewhere and leave my house – a \$200,000 investment – behind me. Even if it were practical to move a manufactured home to another site in the Huntington Beach area, I would have to pay nearly another \$100,000 or more to acquire an aging mobile home on an existing space in another park, have it demolished and then have my own home moved, installed and refinished. The additional expense would be extremely high.

Another area that the Impact Report must address is what the impact will be on current residents of the Subdivider's plans to change the Park's demographics. In this particular case, the Subdivider's representatives/agents have given clear signals that they are contemplating (if they have not already made the decision) changing the Park from a Senior to a Family Park. That makes good economic sense for the Subdivider, since a younger demographic will most likely have the higher incomes needed to purchase the converted lots. In my case that would have the effect of totally negating one of the two main reasons I moved into Shorecliffs. As an educator, I spent the last 44 years working with children and their parents. I loved it. However, now that I am retired, I need a break! I don't want to be putting up with children, with their parents, and with the additional community expense required to provide safe play and recreation facilities for them. I think my view is shared by the majority of my fellow residents.

Incidentally, if the Subdivider does in fact intend to convert the park to a "family" park, then I submit that a substantive change of use is involved, and that the Subdivider's Application's representation that no change of use is involved is false on its face.

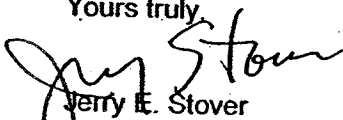
Third, once conversion has been approved at all levels, the Subdivider, as the owner of all the lots in the Park, will be, perforce, the controlling member of the new Homeowners Association, and will continue as such until a majority of the lots have been sold to unrelated private parties. It will not be until that time that we will know what our monthly Association Fees will be. Nor will we know what will be the plans for remedying common area deficiencies that already exist, and which have not as of this writing been cured. What is certain is that the Subdivider's agent, Star Management, has a palpable record of unresponsiveness. (In the interest of brevity I will not go into that at this time, but, on request, I have and can provide tangible documentation of that unresponsiveness as it relates to my own situation.) Since the Subdivider will for all practical purposes exercise virtual dictatorial power within the new Homeowners Association for a period of at least a couple if not several years, a non-purchasing current resident of the Park will lose many, if not all, of the small protections he presently enjoys against the Park management.

Fourth, the Code requires that the Subdivider provide a written survey of residents to determine the level of support for the conversion among the residents. In addition to requiring that the survey be written, the Code requires that it be conducted pursuant to an agreement with a resident homeowner's association independent of the Subdivider/Park Owner. The Survey that the Subdivider provided to the City does not meet this last requirement. On information and investigation, the conclusion is inescapable that the Survey was improper in that it did not involve an independent homeowners association. Moreover, the agents who submitted the Survey as *bona fide* to the City were aware of its impropriety. Given their membership in the California Bar, that raises certain ethical issues that I think warrant a review by the City Attorney.

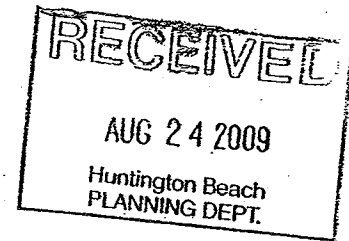
For all the foregoing reasons, I believe that a basis exists for supposing not only that certain problems exist within the Park, but also within the Application itself, that render the Park unsuitable for conversion until and unless the foregoing matters have been addressed by the Park's present ownership. Until that has been done, I confess that I continue to share the suspicion of many fellow residents that this application is nothing more than a poorly disguised attempt at a "sham Conversion," in order to do an end run around the existing City Conversion Ordinance that the previous Park owners tried, without success.

Finally, it seems to me that the Planning and Development activities of any government unit should be governed by one overriding concern: is what we are being asked to do in the interest of the General Public? There are so many factors here that appear to say NO!

Yours truly,


Jerry E. Stover
Space 28
Huntington Shorecliffs

**The Planning Commission
Huntington Beach, California**



RE: Huntington Shorecliffs Proposed Subdivision

My wife and I are 17 year resident retirees of Huntington Shorecliffs living on a fixed income!

During a Huntington Shorecliffs Owner General Meeting in November 2008, two informal proposals were brought forth by their legal council.

Changing Huntington Shorecliffs from a 55 Senior Park to an open Family Park, and converting rental spaces to ownership spaces.

A very vocal show of hands by residents rejected both inquiries. WE STRONGLY OPPOSE THIS SUBDIVISION AND REQUEST THE APPLICATION BE DENIED

The Huntington Shorecliff, LP motive for this scheme is to drive out current residents with over inflated lot prices, limitless rent increases, and offering unacceptable buyouts of pennies on the dollar.

Huntington Shorecliff LP made poor business decisions at the downturn of the real estate market! In an effort to attain their projected profit numbers they are willing to disrupt and displace hundreds of senior citizens!

Conversely, Ownership & Management are unresponsive and arrogant when problems need attending to within the park! Continuous flagrant traffic violations, speeding and failure to stop at posted signs (install speed bumps).

Upholding Senior Park occupancy rules

Sections of the park with long standing uncorrected drainage problems.

**Appreciate your consideration,
Lori & Don Luckham Space 257**

MIKE & LOIS MERRITT
20701 BEACH BLVD., SPACE #88
HUNTINGTON BEACH, CA 92648
714/374-6838

August 21, 2009

The Planning Commission
Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISION
Fax: 714-374-1540

Dear Commissioners:

Please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

We are opposed to this subdivision and request that you deny the application.

Also, we are very concerned about the water coming under my home. Our driveway had begun to sink & it took five (5) months & five letters for the owners to approve a patch repair job. The driveway, in less than three (3) weeks is already showing signs of sinking again. The blacktop was put on over standing water.

Whether we will be able to afford the rent on our home if the subdivision is approved.

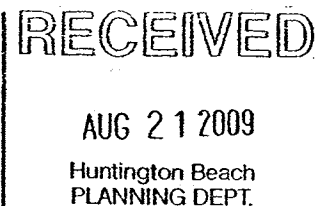
That if we do sell our home after the subdivision is approved, we won't have enough money to move to a new residence.

Young people have already been allowed to move into our park - against all of the leases that were previously signed. If the trend continues, we will see higher crime rates, vandalism, and increased noise levels.

We've worked hard all of our lives & played by the rules. It's time for our elected & appointed officials to start doing what is right for the seniors!

Mike & Lois Merritt

Mike and Lois Merritt



Bill and Margaret Bergeron
20701 Beach Blvd., Space #89
Huntington Beach, CA 92648
714-374-4259

August 21, 2009

The Planning Commission
Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISION
Fax: 714-374-1540

Dear Commissioners:

Please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

We are opposed to this subdivision and request that you deny the application.

Also, we are very concerned about the water coming under my home. Our driveway had been sinking in 6 places and we have asked many times about getting it fixed, and still, several years later, it has not been fixed, or repaired. The blacktop was put on over standing water.

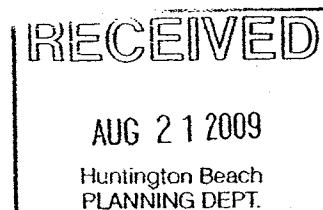
Whether we will be able to afford the rent on our home if the subdivision is approved.

That if we do sell our home after the subdivision is approved, we won't have enough money to move to a new residence.

Young people have already been allowed to move into our park -- against all of the leases that were previously signed. If the trend continues, we will see higher crime rates, vandalism, and increased noise levels.

We've worked hard all of our lives & played by the rules. It's time for our elected & appointed officials to start doing what is right for the seniors!

Bill and Margaret Bergeron



RECEIVED

AUG 21 2009

Huntington Beach
PLANNING DEPT.

August 21, 2009

The Planning Commission

Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISIONS

Fax Number: 714 374-1540

We are opposed to this subdivision and we respectfully request that you deny the application. There are many reasons we think this proposed needs to be further investigated.

- 1) We need the owner to conduct a statutorily proper survey of residents.
- 2) Water and drainage is a major concern within the park. There is a water storage tank in the RV yard that collects the water runoff daily, and then dumps the water into the street during the late night or early morning hours. This water has a lot of rust in it and it stains the concert. (It was very recently replaced as old pavement was in a ruined state.) A major concern is that this rusty water go in the drain and then to the ocean. This can't be a asset for Surf City. During the time when everyone is very unhappy about pollution and how it harms the water this is a concern.
- 3) According to a recent survey where a subdivision was completed, the value of a resident's coach was reduced by 95%, because the value is considered in the land therefore the coach has little or no value. We understand this is because the land has to be sold before the resident's coach can be sold. This is extremely hard for seniors who invested their savings to pay for their coach believing they would be able to stay in their home. (Our coach was well over \$125,000) less than seven years ago. Currently our rent is justified, but the pass through fees add up to several hundred dollars for each resident's space each month.
- 4) There have been issues with under age residents in the Park which is against the Civil Code for a senior park. The majority of the residents moved here because it is a Senior Park. It would be a major concern as far as parking of vehicles in Huntington Shorecliffs, and the safety of small children in the street if the age requirement is not in place.

Thank you for your consideration.

Larry and Maureen Schrock
Larry and Maureen Schrock
20701 Beach Blvd., Space 183
Huntington Beach, CA 92648

MIKE & LOIS MERRITT
20701 BEACH BLVD., SPACE #98
HUNTINGTON BEACH, CA 92648
714/374-6838

August 21, 2009

The Planning Commission
Huntington Beach, CA 92648

Subject: HUNTINGTON SHORECLIFFS PROPOSED SUBDIVISION
Fax: 714-374-1540

Dear Commissioners:

Please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

We are opposed to this subdivision and request that you deny the application.

Also, we are very concerned about the water coming under my home. Our driveway had begun to sink & it took five (5) months & five letters for the owners to approve a patch-repair job. The driveway, in less than three (3) weeks is already showing signs of sinking again. The blacktop was put on over standing water.

Whether we will be able to afford the rent on our home if the subdivision is approved.

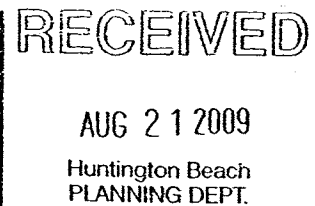
That if we do sell our home after the subdivision is approved, we won't have enough money to move to a new residence.

Young people have already been allowed to move into our park - against all of the leases that were previously signed. If the trend continues, we will see higher crime rates, vandalism, and increased noise levels.

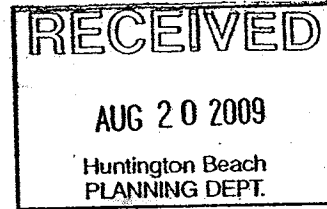
We've worked hard all of our lives & played by the rules. It's time for our elected & appointed officials to start doing what is right for the seniors!

Mike & Lois Merritt

Mike and Lois Merritt



August 19, 2009



Mr. Rami Talleh
Senior Planner, Department of Planning
City of Huntington Beach
2000 Main Street
P.O. Box 190
Huntington Beach, CA 92648

Re: Application of Subdivide Property at 20701 Beach Blvd., Huntington Beach, CA
(the "Park")

Dear Mr. Talleh:

As a result of the subject pending application and certain on-going litigation concerning the Park, the Home Owner's Association requested maps from the City Engineer's office showing the drainage of storm water into, through and out of the Park. We received three maps of different scales purporting to show the drainage facilities in and around the Park. Unfortunately, the only date indicated on one of the maps titled "Plan of Improvement" is 1966.

As pointed out in other correspondence and in meetings with various City staff, the Park is subject to potentially disastrous amounts of runoff from the neighborhood above the Park to the north.

We believe, but have been unable to verify, that an easement across the land which is now the Park may have been granted to an early developer of the parcels above the Park. Assuming that this was done prior to the development of the Park, that runoff likely spread out over an open field or ran into a swamp similar to that which now exists further down Beach Blvd. It appears that the original developer of the Park failed to install proper underground drainage facilities to accommodate the runoff.

The current situation is that any runoff from above the Park exits a 16" pipe just to the north of the park's main clubhouse. The water then travels through the Park via "V" gutters in the center of the streets. These gutters will likely be wholly inadequate to handle the runoff resulting from the amounts of rainfall some are projecting in the

coming years as a result of global warming. We are already hearing forecasts of a "moderate" El Nino year approaching this fall and winter.

Therefore, we strongly urge the City to require, as a condition of any subdivision of the Park, that the owner install appropriate and proper underground drainage facilities through the Park, whether or not they follow the old easement.

Best Regards,



Scott C. Steeper
President, Home Owners Association
Huntington Shorecliffs Mobile Home Park
20701 Beach Blvd., #204
Huntington Beach, CA 92648

FILED
AUG 24 2009

Huntington Beach
PLANNING DEPT.

Huntington Shorecliffs Proposed
Subdivision
Dear Commis Sioners

Please require that the owner
conduct a statutory proper survey of
resident opinion on this subdivision

Also my concern

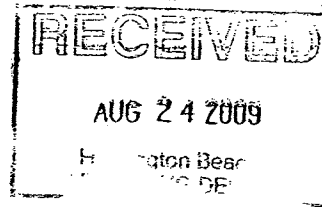
1) IF I can afford the
rent if the subdivision is approved

2) IF I sell after
subdivision is approved will my
value enough to move

Thank you -

W. J. Hall
State 260

The Planning Commission
Huntington Beach, Ca
8/22/09



Subject: Huntington Shorecliffs Proposed Subdivision

Commissioners


Please require that the owner conduct a proper survey
of the residents as to their opinion on this subdivision

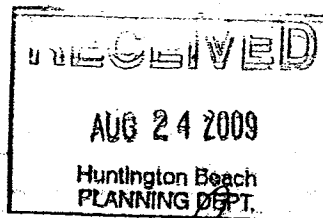
I am opposed to this subdivision and request that you
deny the application

I have lived here for about 5 years, put in a new home,
and then observed all of the water problems in the park.
I did not think it would affect me, until cracks in my
driveway, caused rust to come up from the ground and
stain my driveway.

I don't know how the subdivision will affect my rent,
but like many others here, I am in the upper 70 age group,
with a wife I take care of with Alzheimers disease. Any
large increases in my expenses on my residence would be
a large burden.

Thank you for your consideration.


Paul G. Cannon Space 258, Huntington Shorecliffs.



8/20/09

The Planning Commission
Huntington Beach, Ca

Subject: Huntington Shorcliffs Proposed
Subdivision

Dear Commissioners,

Please require that the owner
conduct a statutorily proper survey of
resident opinion on this subdivision.

I am opposed to this subdivision
and request that you deny the application.

Also I am concerned about the
storm drain situation in the park. There
is too much water coming into our park
from the hill above. Also concerned about
the water under my home from my
neighbors home. There also is standing
water in and around my home during the
winter rains and from the run off from the
neighborhood above our park all through the
year. I don't know whether I will be able
to afford the rent on my home if the sub-
division is approved or if I sell my home
after it would be approved, I won't have
enough money to move to a new residence.
Thank you for your consideration

Ull Ray Spencer #243 HUNT. SHORCLIFFS

Aug 20 2009

RECEIVED

AUG 24 2009

Huntington Beach
PLANNING DEPT.

The Planning Commission
Huntington Beach, CA

Dear Commissioners,

Please Require that the Owner conduct a
statutorily proper survey of resident
opinion on this subdivision

I Am opposed to this subdivision
and Request that you DENY the Application

I Am also concerned with the following

(A) storm Drain situation in park.

There is too much water into our park
from the hill above City Street

(B) water during rains stands in front
of my home due to Park raising the road
(Neptune) higher than my front walkway
This water drains under my home
possibly causing MOLD !!

(C) Will I be able to afford the rent
on my home if the subdivision is approved

(D) IF I sell my Home After subdivision
is approved I won't have enough money
to move to a new Residence

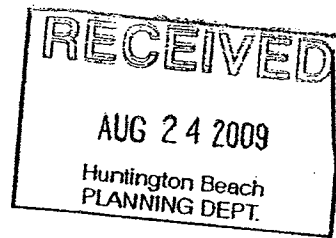
(E) Park owner built new roads too high
thus causing illegal Runoff.

(F) Certain homes have standing water underneath
& may cause mold or other Medical prob.

→ These can not be sold ←
(G) No cost of new lots provided, why NOT?

→ (H) Owner will RAISE Rents without control
(I) Sewers are BAD

A Prince
Huntington Shoreline AHP 5/17/06



THE PLANNING COMMISSION
HUNTING BEACH, CALIFORNIA

SUBJECT: HUNTINGTON SHORECLIFFS
PROPOSED SUBDIVISION

DEAR COMMISSIONERS:

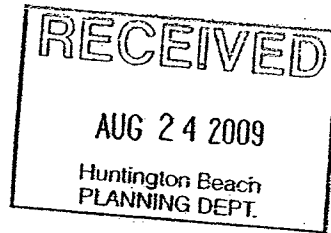
PLEASE REQUIRE THE OWNER CONDUCT
A STATUTORILY PROPER SURVEY OF RESIDENT
OPINION ON THIS SUBDIVISION.

I DO NOT, AT THIS TIME KNOW WHETHER
I AM OPPOSED OF SUBDIVISION OR
IF I APPROVE OF IT.

I AM CONCERNED ABOUT WHETHER
I WILL BE ABLE TO AFFORD THE
RENT ON MY HOME IF THE SUBDIVISION
IS APPROVED.

THANK YOU FOR YOUR CONSIDERATION.

Thelma L. Evans
SPACE NO. 3
HUNTINGTON SHORECLIFFS



The Planning Commission
Huntington Beach CA

Subject: Huntington Shorecliffs
Proposed Subdivisions

Dear Commissioners -

Please require the owner conduct a
statutorily proper survey of resident
opinion on this subdivision.

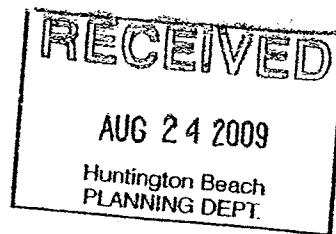
I am opposed to this subdivision
and request that you deny the application.

We have a water run off problem
that needs to be taken of before
anything can be done to subdivide.

Will we be able to pay rent on
~~our~~ ^{my} home if the subdivision is approved.
Will we have enough money
to go to another home.

I am CONCERNED about all
of these problems if the subdivision
is approved.

Jeannine Strubley #12



The Planning Commission
Huntington Beach, California

Subject - Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

Please require that the owner conduct a
statutorily proper survey of resident opinion on
this subdivision

I am opposed to this subdivision and request
that you deny the application

also, I am very concerned about.

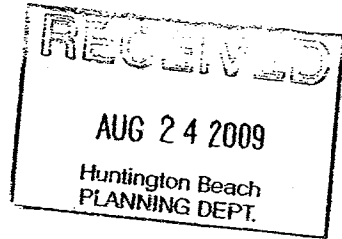
I am 86 years old on limited income
and could never afford to buy my lot
or pay the rent which I'm sure will
be increased. Because of the rumors
of subdivision the price of our homes have
fallen and so now I can't even sell my
home and find something else I can afford
in the Huntington Beach Area, which I
consider my home town

Thank you for your consideration

Ellen J. Long

Sp 13

Huntington Shorecliffs Mobil Home park



The Planning Commission
Huntington Beach, Ca

Subject: Huntington Shrediffs Proposed
Subdivision

Dear Commissioners,

Please require that the owner
conduct a statutorily proper survey
of resident opinion in this subdivision.

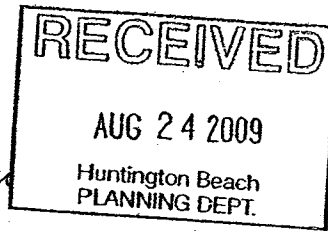
Also I am concerned about the
storm drain situation in the park.
The standing rain in and around
my home during the winter rains.
Whether or not I will be able to
afford the rent on my home if the
subdivision is approved or if I sell my
home after subdivision is approved I
won't have enough money to move to
a new residence.

Thank you for your consideration,

Deanna Bell

Space 15

Huntington Shrediffs



The Planning Commission
Huntington Beach, Ca.

Huntington Shoeloffs Proposed Subdivision

Dear Commissioners:

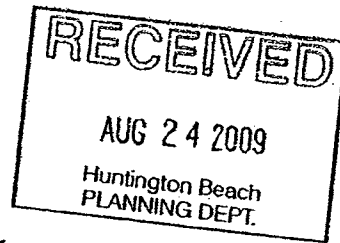
Please require the owner to conduct
a statutorily proper survey of resident opinion
on this subdivision.

I support the subdivision and request
that you approve the subdivision.

My concerns are:

Will I be able to afford the rent
if the subdivision is approved or if or
when I'm deceased that my handicapped
daughter can afford to live at my residence.

Thank you,
Felxomine Curotala ppc.26



The Planning Commission
Huntington Beach, California

Huntington Shorecliffs Proposed Subdivision

Dear Commission,

Please have the owner conduct a
statutorily proper survey of resident
opinion on this subdivision.

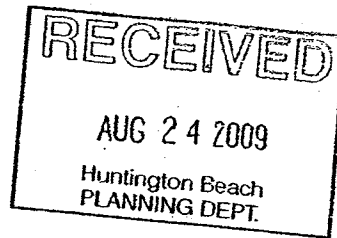
- I am opposed to this subdivision
and request that you deny this application.

- I am also concerned about the storm
drain situation, about the water coming
from the hill into the park; standing
water in $\frac{1}{2}$ around my home during
the winter rains and run off ~~the~~ from
the neighborhood above the park;
also what will I be able to afford
the park if it is approved or if I will
be able to afford the land price.

Thank you for your time and
consideration in this matter.

Sue & Joe Sanders
April 19
Huntington Shorecliffs

8/20/09



Planning Commission

Subj. Proposed Subdivision of
Huntington Shorecliffs

Gentlemen -

① Please require the Owner to conduct
a Statutorily Proper Resident Survey

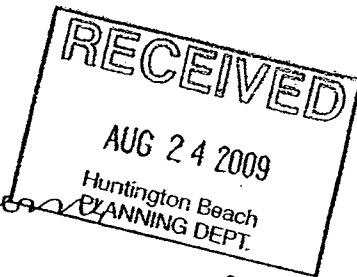
② I oppose the Subdivision

③ I am concerned about storm drains
in the Park

④ I fear I am being economically
evicted from my home.

Phil D Whisen

Spore 28

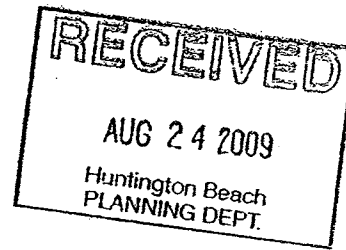


To Whom it may concern,

I am against to the subdivision
I am a senior and I'd rather pay rent
than buy. I want to take life easy
and enjoy

Sincerely
M. A. Brew
Space 29

The Planning Commission
Huntington Beach, CA

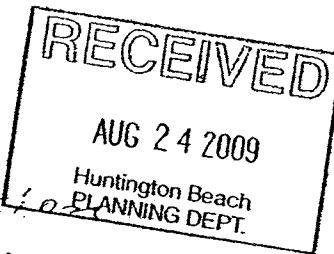


Dear Commissioners,

I am very concerned about
the rent on my home if the
submission is approved.

Thank you for your consideration.

Florence Huffman
& Splice 3 r



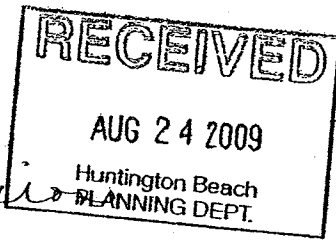
The Planning Commission
Huntington Beach, Ca.

Subject: Huntington Shorecliffs proposed Subdivision

I am opposed to this subdivision and
request that you deny the application.

Thank you for your consideration.

J. A. Huffmann
Space 32



The Planning Commission
Huntington Beach, Ca.
Subject: Huntington Shorecliffs
Subdivision

Dear Commissioners,

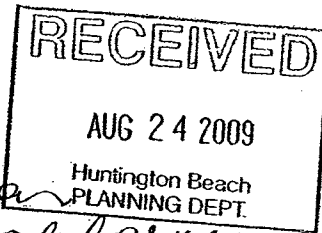
Please require the owner conduct
a statutorily proper survey &
request opinion on this
subdivision.

I am opposed to this subdivision
and request that you deny the
application.

Also I am very concerned about
the storm drain situation in
the park. There is too much
water coming into the park from
the hill above.

The standing water is and
around my home during the rains
and - whether I will be able
to afford the rent - if the
subdivision is approved
if I sell my home - will I be
able to afford a new residence?

Debra Morgan Sp. 33



The Planning Commission
Huntington Beach, California

Re: Huntington Shorecliffs
Proposed Subdivision.

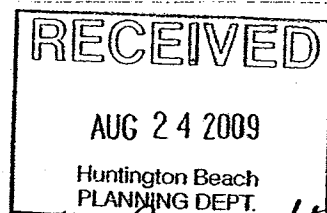
Dear Commissioners,

I am in support of the
subdivision if the following
problems are taken care of.

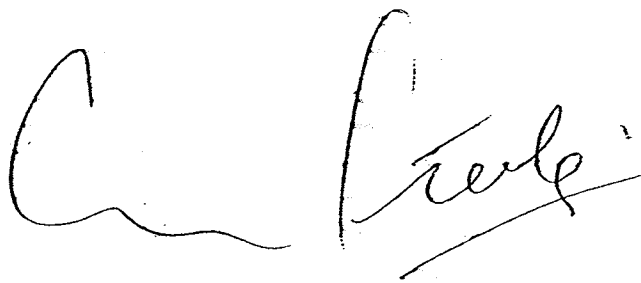
1. There is too much water flooding
homes in my street as well
as my home when it rains.
in winter.
2. I am a senior and so far
no idea of what the selling price
of my lot will be, as the
majority of us are on Social
Security.

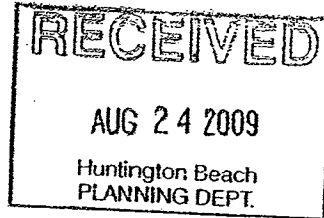
Thank you for your consideration

Marlene Steell Space 37.
Huntington Shorecliffs
Kule



IF I CAN AFFORD TO PAY THE MONTHLY
PAYMENTS ON THE PURCHASE OF THE
PROPERTY I AM IN FAVOR OF SUBDIVISION.
IF THE PAYMENTS ARE LESS THAN
RENTING. I HAVE TO CHOOSE WHAT
I CAN AFFORD

Shere 37 / 



The Planning Commission
Huntington Beach, CA

Subject: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

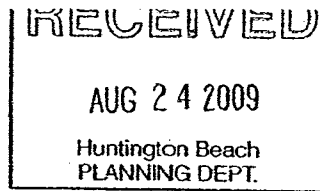
Please require that the owner conduct a statutorily proper survey of resident opinion on this Subdivision.

I am opposed to this Subdivision and request that you deny the application.

I am concerned if I will be able to afford the rent on my home if the Subdivision is approved.

Thank you for your consideration.

Thelma M. Keenum
Space # 38



August 20, 2009

The Planning Commission
Huntington Beach, California

SUBJECT: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

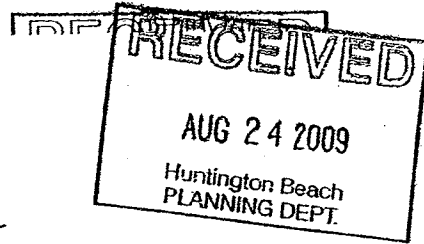
I'm asking that you please require that the owner conduct a statutorily proper survey of resident opinion on this subdivision.

I am opposed to this subdivision and request that you deny the application.

I am concerned, also, about the storm drain situation in the park and standing water under and around homes during the winter rains.

I am also concerned whether I will be able to afford the rent on my home and then any home owner association fees that will be levied.

Thank you,
Huntington Shorecliffs
Lynn Jordan
Unit # 58



The Planning Commission
Huntington Beach, California

Subject: Huntington Shorecliffs Proposed Subdivision

Dear Commissioners,

Please require that the owner conduct a legal, proper survey of resident opinion on this subdivision, including a reasonable estimate of the cost to purchase my lot

I am opposed to this subdivision at present and request that you deny the application

Also, I am very concerned about the standing water & Shantfort Strunoff; and

I am concerned that the value of my home will be greatly lowered if the lot pricing and/or rent is unreasonably high

Thank you

Evelyn Speiser space 63